

# LANDMARK

MIXED-USE MASTER REDEVELOPMENT WITH INOVA ALEXANDRIA HOSPITAL

MAY 13<sup>TH</sup>, 2021



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Agenda

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- I. Introduction To The Team
- II. Master Redevelopment Program
- III. Inova Alexandria Hospital Campus
- IV. Entitlement Timeline
- V. Question and Answer

# I. Introduction to the Team

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## The Project Team



**SERITAGE**  
GROWTH PROPERTIES

*Howard Hughes.*

McGUIREWOODS

ennead



COOPER CARRY

B A L L I N G E R



MUNICAP, INC.  
PUBLIC FINANCE



GOROVE SLADE



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Foulger-Pratt Introduction: About Us

- 60+ years of experience in the DC metro area
- Family owned and operated
- Vertically integrated
- Experienced operator of various asset types
- 7+ million stabilized square feet



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Foulger-Pratt Introduction: Culture & Core Values

### *MISSION STATEMENT:*

We create inspired places - one building, one relationship, one person at a time.

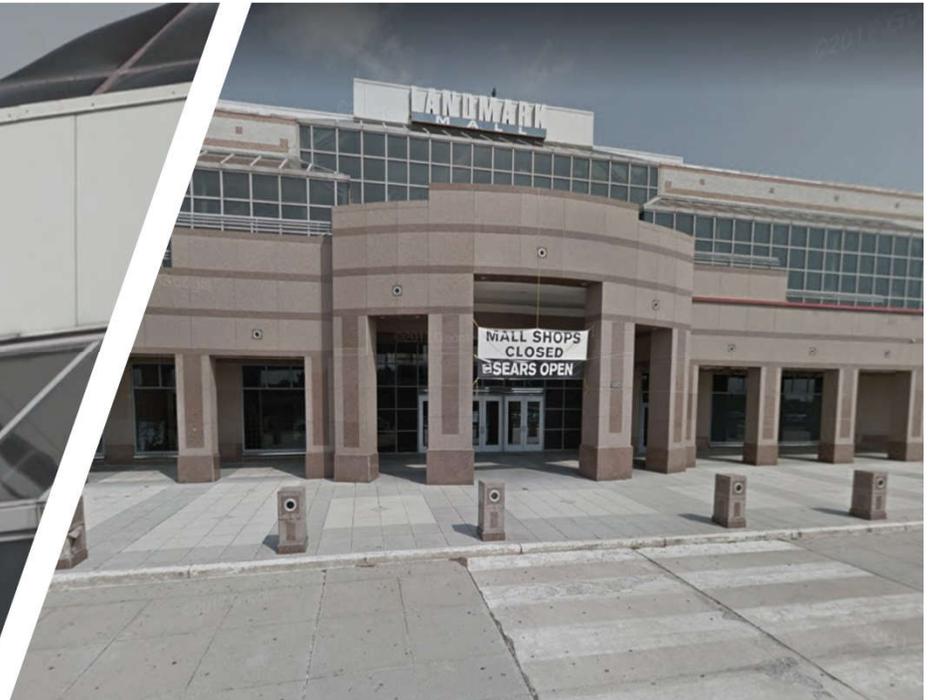
### *WHY CULTURE MATTERS:*

Our culture is guided by our Core Values. These strong principles inform all of our decisions and allow us to manage risk and relationships effectively.

### *CORE VALUES:*

- We Treat People the Way We Want to be Treated
- We Plan Thoroughly and Execute Effectively to Deliver a Quality Product
- We Constantly Strive to Learn and Improve
- We Are Accountable for Our Actions and Behaviors and Hold Others Accountable as Well
- We Maximize Our Resources to Manage Risk and Create Profit for the Benefit of our Stakeholders
- We Strive to Have Fun!

# II. Master Redevelopment Program



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Project Context: Background & Context

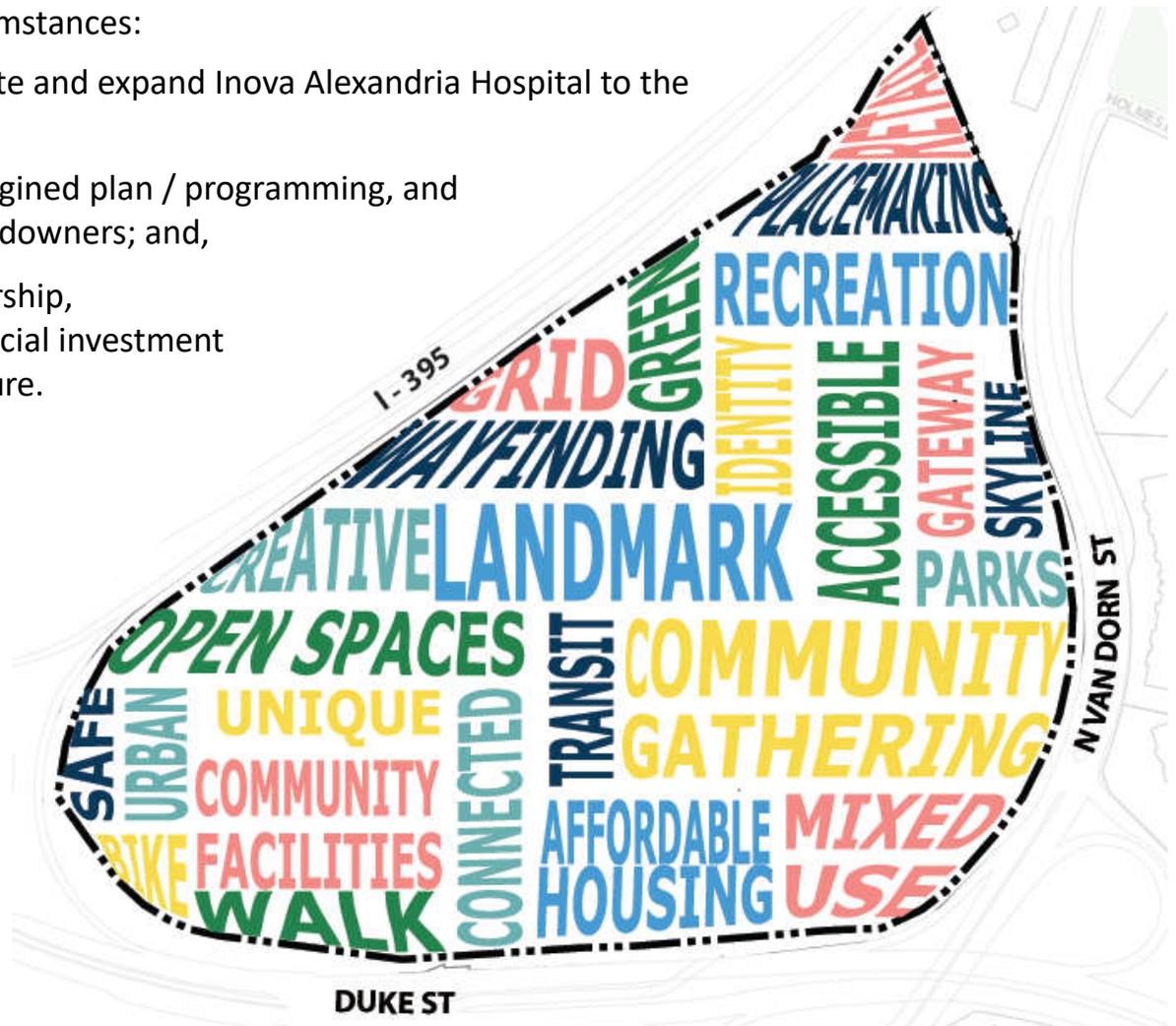
**There have been previous efforts to redevelop this site. *Why is this time different?***

Three equally critical elements and circumstances:

- ✓ **Inova Health System's** plan to relocate and expand Inova Alexandria Hospital to the Landmark site;
- ✓ **Foulger-Pratt's** local expertise, reimagined plan / programming, and creative partnership with current landowners; and,
- ✓ **City of Alexandria's** continued leadership, pragmatism, shared vision, and financial investment in the community and its infrastructure.

### Building upon previous efforts and community engagement

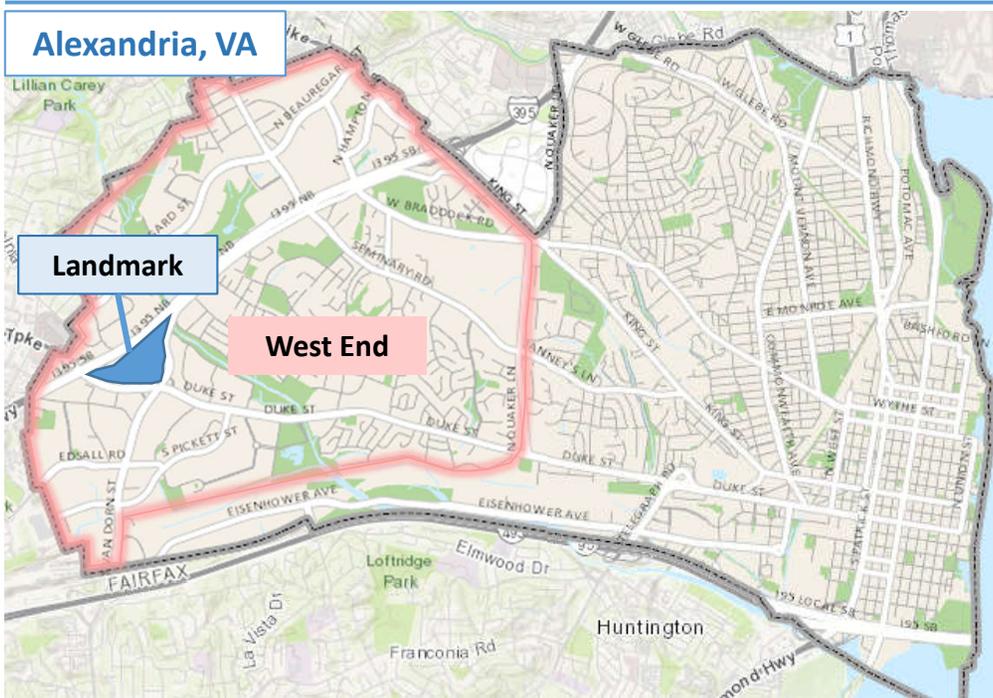
- ✓ Long history of robust community involvement
- ✓ Prescriptive Small Area Plan (Ch. 10, 2019)
- ✓ Ongoing collaboration with City Staff and community groups



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## Existing Conditions: Rezoning Process Overview

### Location & Background



### Entitlement Process

**CDD**

*Coordinated Development District*  
July 2021



**DSUPs**

*Development Special Use Permits (Infrastructure & Blocks)*  
1 – 1.5 years



**FSPs & Permits**

*Final Site Plans & Construction Permits*  
2 – 3 years

Community Engagement

Degree of Detail



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Existing Condition: Rezoning Process

### Detail throughout the Redevelopment Process

Examples

#### CDD/MPA (Current Phase)

#### DSUPs (Future Phases)

Types of uses allowed across the site (e.g., residential, commercial)

Specific uses and size and number of units for each building

Range of allowed building heights

Specific building heights and building articulation/ architecture

Open space size, programming and locations across the site

Design of parks and specific open spaces associated with buildings

More Detailed

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Small Area Plan Overview

### Key Recommendations of the 2019 Landmark Small Area Plan



- Lively urban neighborhood with activated ground floors and a mix of uses, including institutional and community facilities
- Distinctive architecture and urban design
- Network of parks and open spaces, including a min. 3.5 acres of publicly accessible parks
- New housing with affordable options
- New centrally located transit hub within a grid of streets with enhanced pedestrian and cycling connections

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Master Vision & Program: Project Overview

A **catalyst** for the West End and a **gathering place** for all

*For illustrative purposes only*

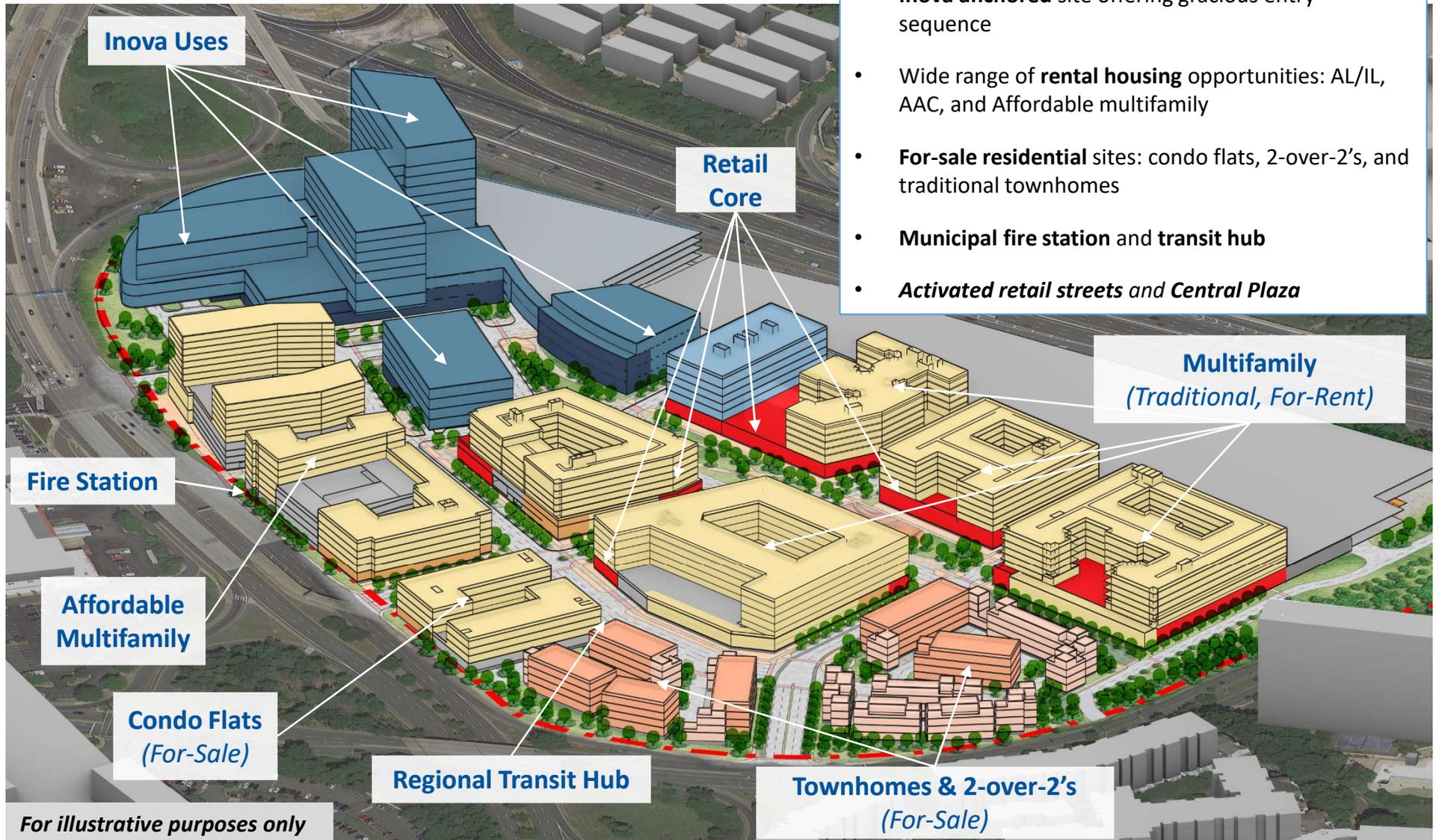


**Revitalization** of 52-acre unoccupied mall site into a mixed-use, walkable urban village

- ✓ **≈ 4 million square feet**, anchored by a world-class 1+ million-SF Inova Hospital
- ✓ **Diverse offering of rental and for-sale housing opportunities** – including affordable housing, senior housing, market-rate apartments, condos, and townhouses
- ✓ **Complementary mix of vibrant and active retail, commercial, entertainment and green space offerings** – integrated into a cohesive neighborhood
- ✓ **Improved integration** with adjacent neighborhood.

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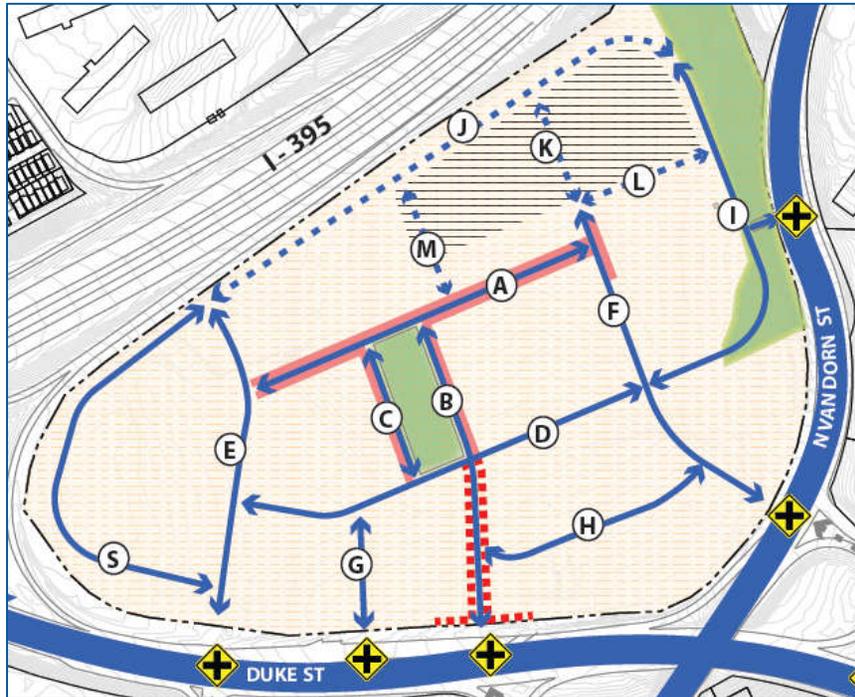
## Master Redevelopment Site Plan & Programming



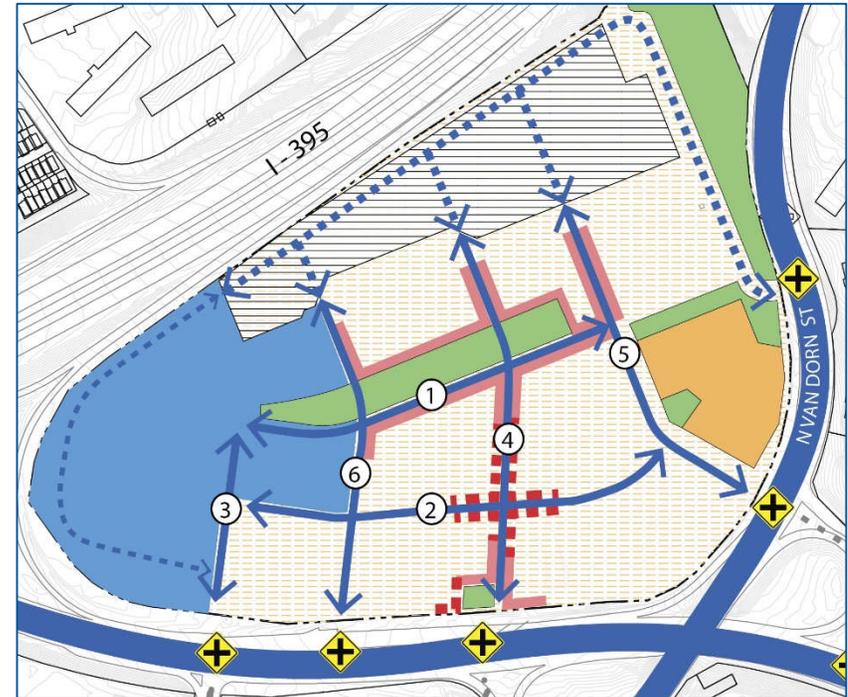
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## SAP Goals and Objectives : General Land Use

Small Area Plan – Ch. 10 (Amended 2019)



CDD Submission



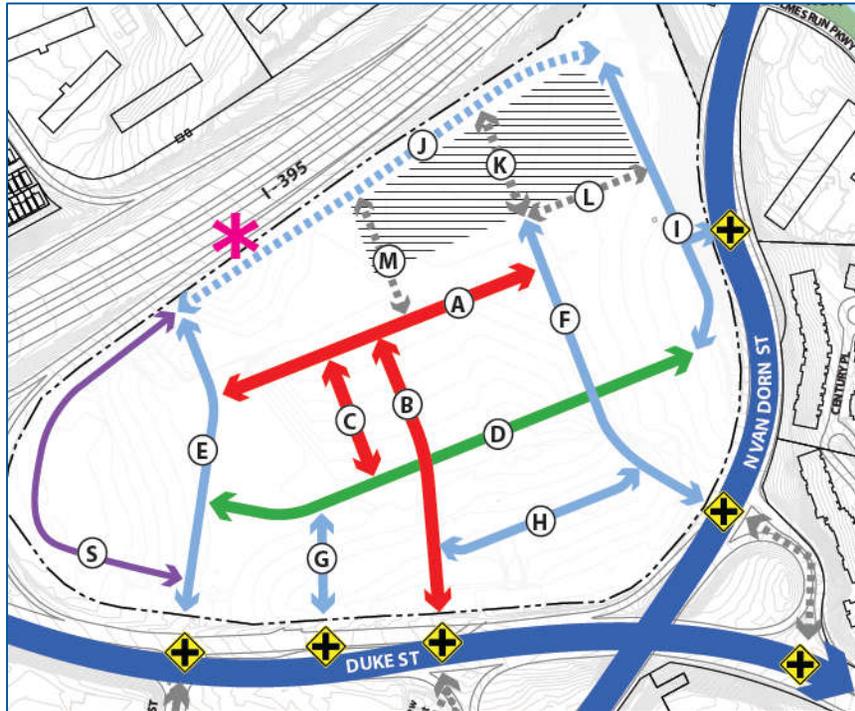
### LEGEND

- Required Active Retail Streets
- Preferred Active Retail Streets
- Mixed-Use (Minimum 20% Non-residential)
- Fixed Public Parks (Central Plaza (1) and Terrace Park)
- Framework Streets
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- Interim Connector
- + Signalized Intersections
- Residential
- INOVA

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## SAP Goals and Objectives : Framework Streets

Small Area Plan – Ch. 10 (Amended 2019)



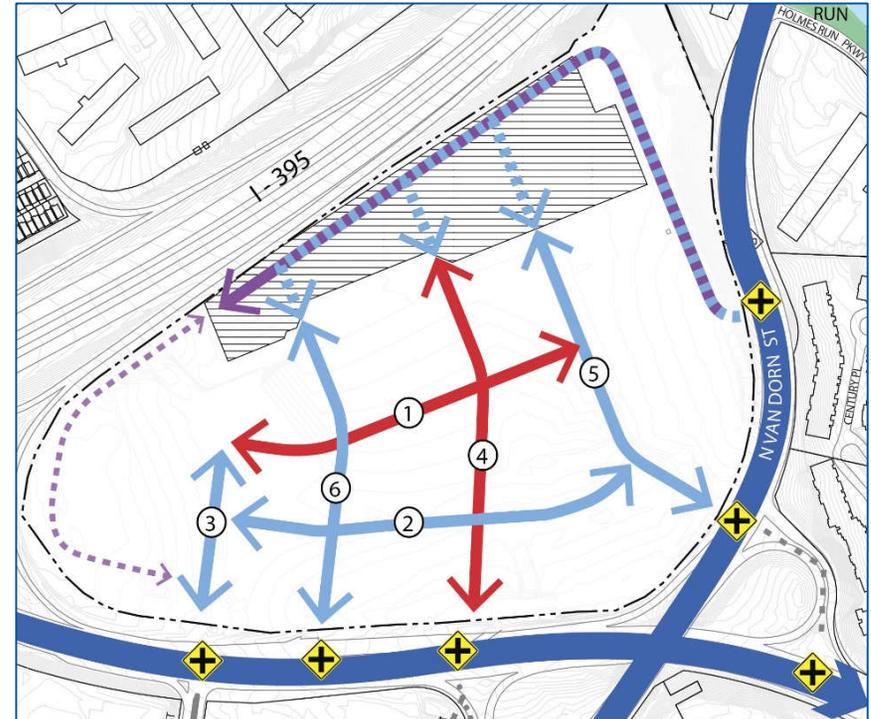
**LEGEND**

- |                                    |   |
|------------------------------------|---|
| Main Street                        | Signalized Intersections  |
| Mixed-Use Boulevard (Green Street) | Existing Above Grade Parking Structure to be Redeveloped with Future Phases |
| Neighborhood Connector (1)         | Potential Connection to/from I-395 (4)                                      |
| Commercial Connector (2)           | Existing Connector  |
| Service Street                     | Interim Connector   |
| Future Extensions (3)              |   |

**Notes:**

1. Framework Street J to be designed and constructed as a Neighborhood Connector but used in the interim as a Service Street.
2. Improvements limited to property frontage.
3. Future street extensions in the event that the above grade parking structure is redeveloped.
4. Location of a potential connection is for illustrative proposes only. Final location will be in coordination with VDOT and the City.

CDD Submission



*“Key to a reimagined Landmark neighborhood is the introduction of an interconnected street framework, a structure on which walkable, urban-scale blocks and parks emerge.”*

— 2019 Amendment to the Small Area Plan

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## SAP Goals and Objectives: SAP & CDD Comparison

### Key Consistencies & Proposed Refinements

	Small Area Plan	As Proposed
Max density (SF)	5.6 million SF	4.2 million SF
Majority uses category		Multifamily
Non-residential % of total density		Min 20%
Active retail on Main Streets		Yes
Activated retail core around Central Plaza		Yes
Retail extended to Duke St.	Preferred	Included
Parks & Open Space	Min. 3.5 acres of publicly accessible parks	

*“Integral to the success of the neighborhood as a whole will be concentrating ground floor retail uses around the activated retail core where buildings frame the central plaza...”*

**— 2019 Amendment to the Small Area Plan**

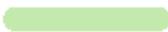
# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

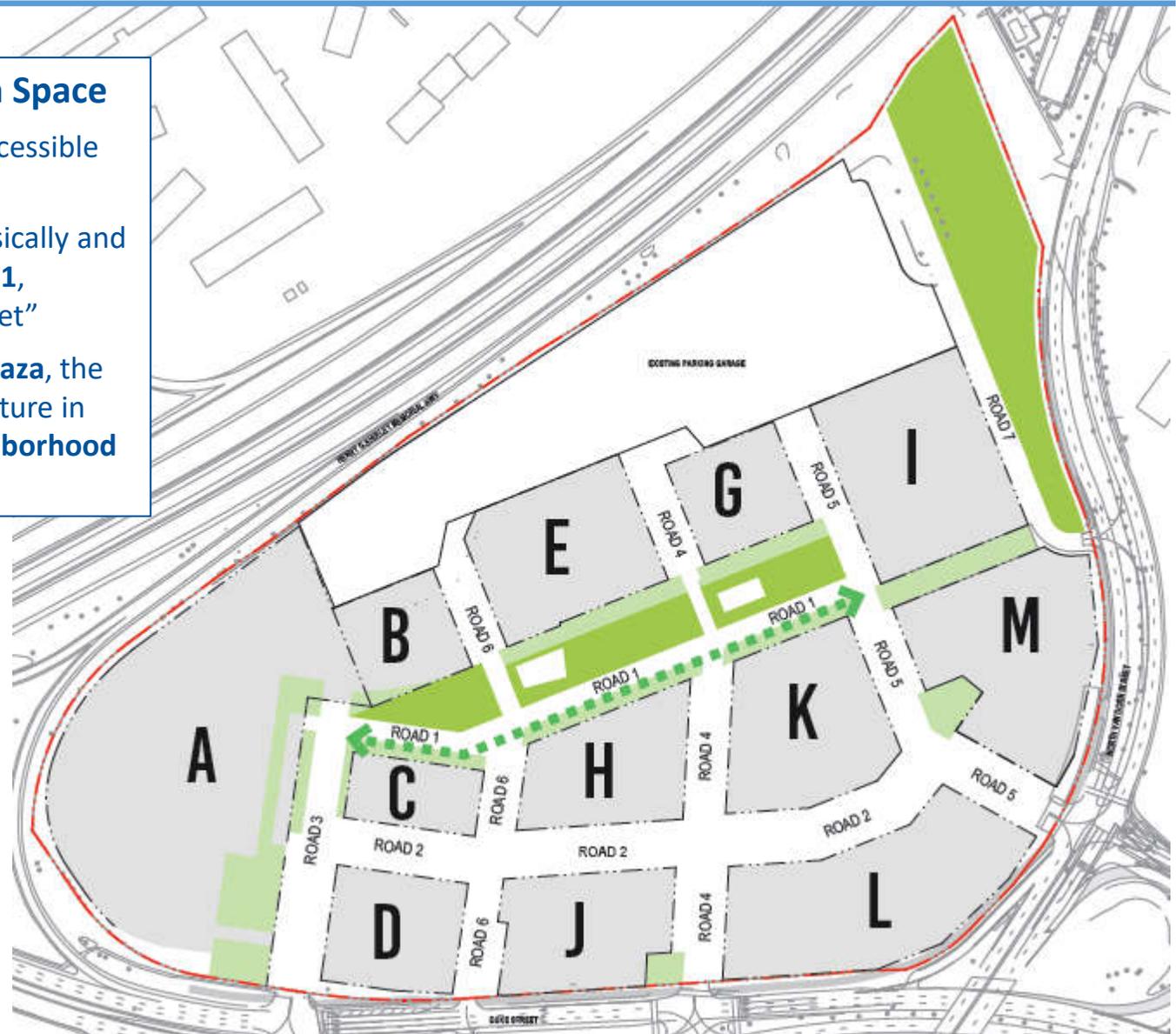
## Open Space: Compliance with SAP

### Publicly Accessible Open Space

- ✓ **Min 3.5 acres** of publicly accessible at-grade open space
- ✓ The open space will be physically and visually connected by **Road 1**, functioning as a “green street”
- ✓ Comprised of the **Central Plaza**, the **Terrace Park** (per nomenclature in Small Area Plan), and **Neighborhood Parks**.

#### LEGEND

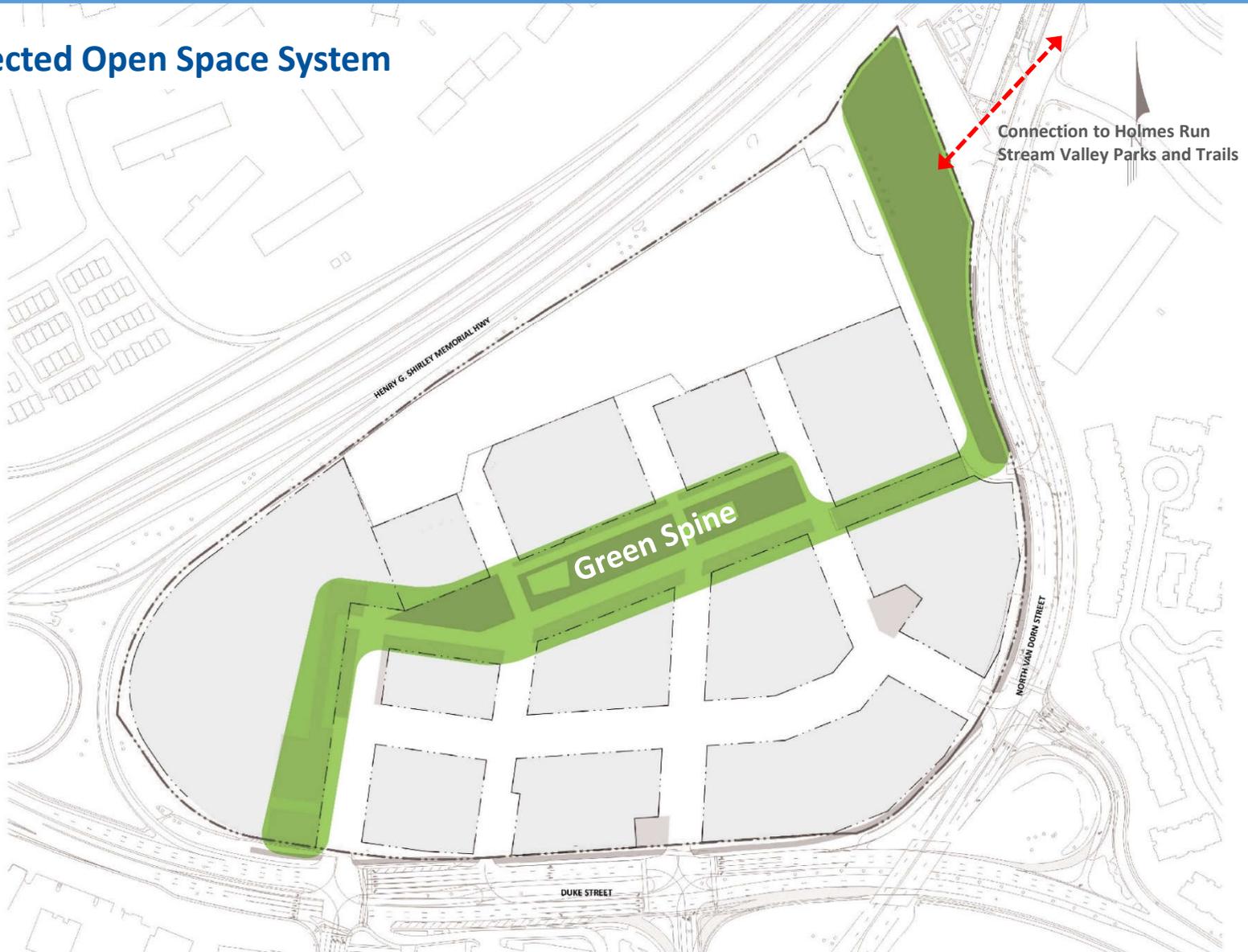
- PUBLICLY ACCESSIBLE OPEN SPACE 
- ADDITIONAL AT GRADE OPEN SPACE 
- GREEN STREET 



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## Open Space: Vision

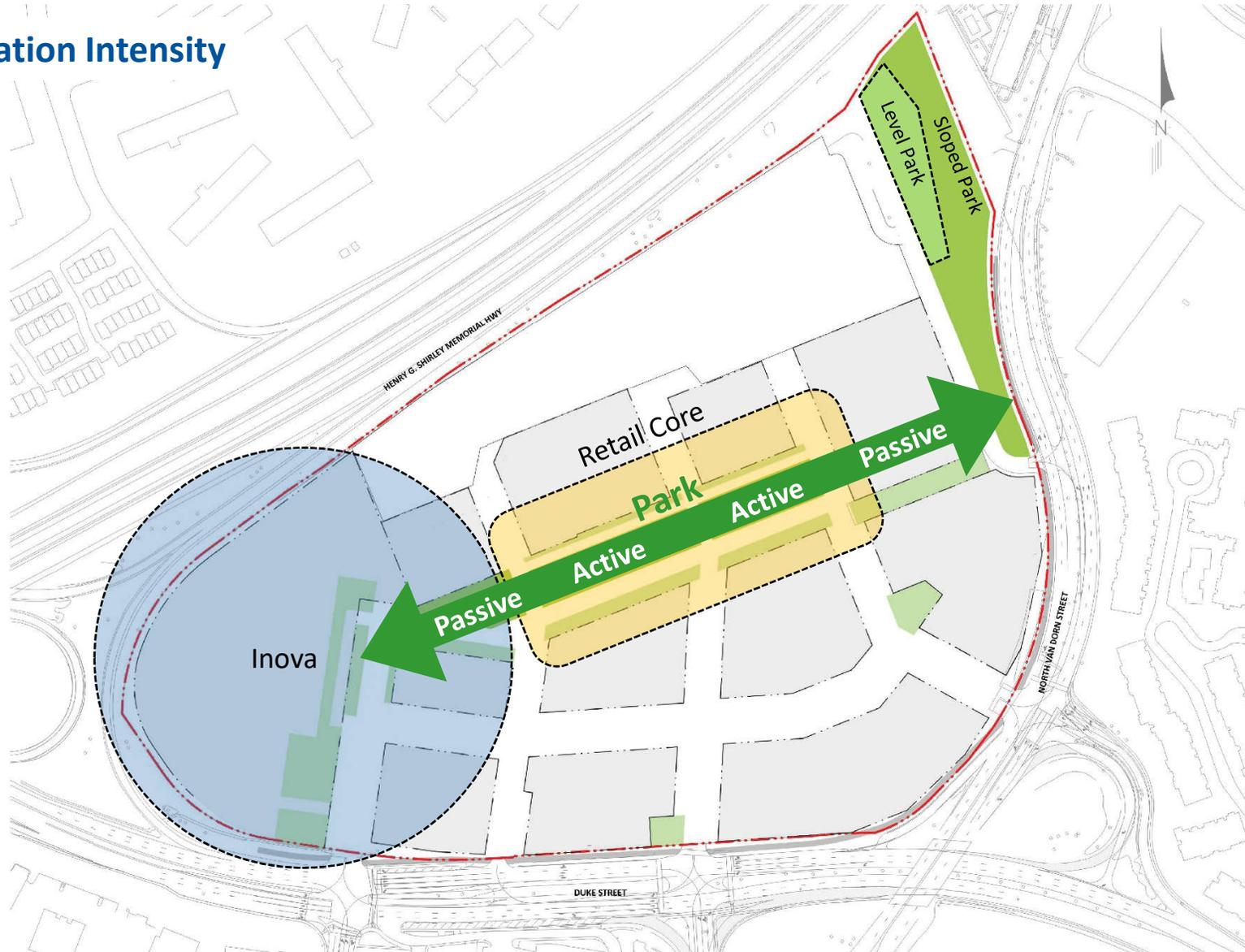
### Connected Open Space System



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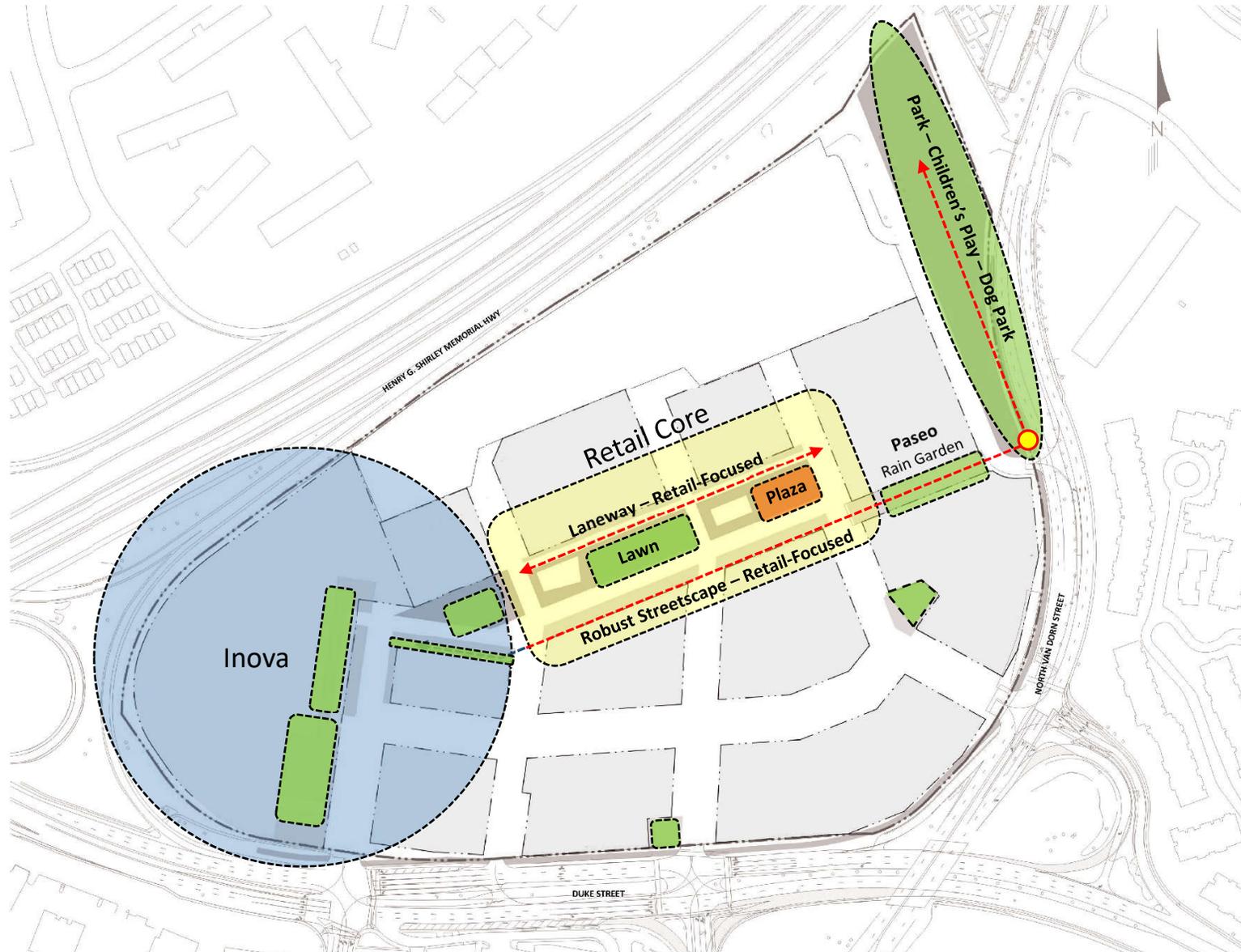
## Open Space: Applicant Proposal

### Activation Intensity



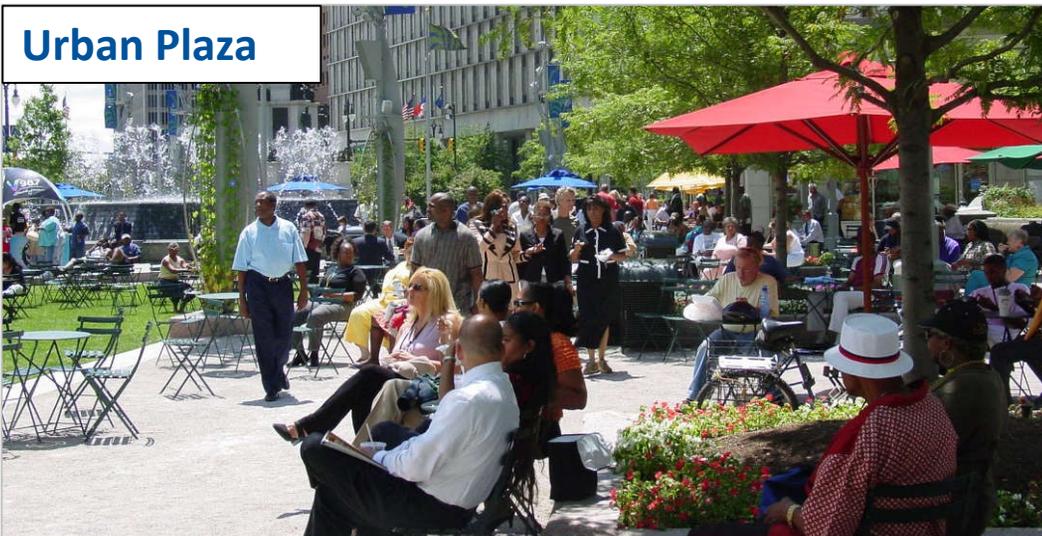
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## Open Space: Public Realm Framework



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## Open Space: Precedent Images



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## Multimodal Transportation: Existing Conditions

### Vehicular

- Limited intersections for site access
- Exclusively outdated auto-centric transportation

### Pedestrians

- Significant barriers to walking and rolling along and across high-volume roadways
- Site currently without pedestrian walkways or integration into surrounding community

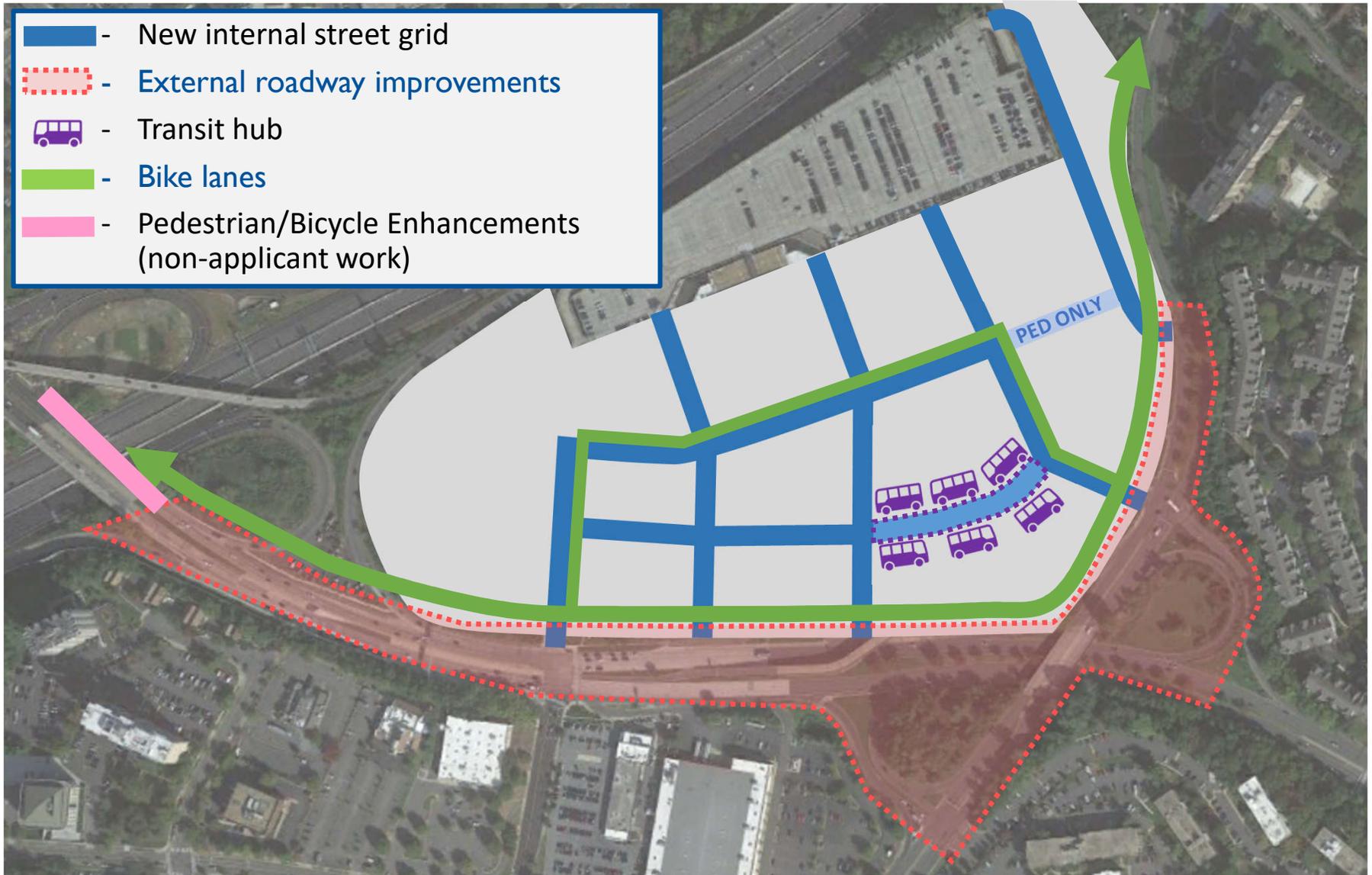


### Bicycles

- Significant barriers in the form of high-volume arterial roadways (Duke Street and Van Dorn Street) and no dedicated bicycle connectivity
- Closest bicycle facilities are along Stevenson Avenue approximately 0.3 miles to the southwest of the site
- Only one Capital Bikeshare station located within one mile of the site

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## Multimodal Transportation: Summary of Infrastructure Changes

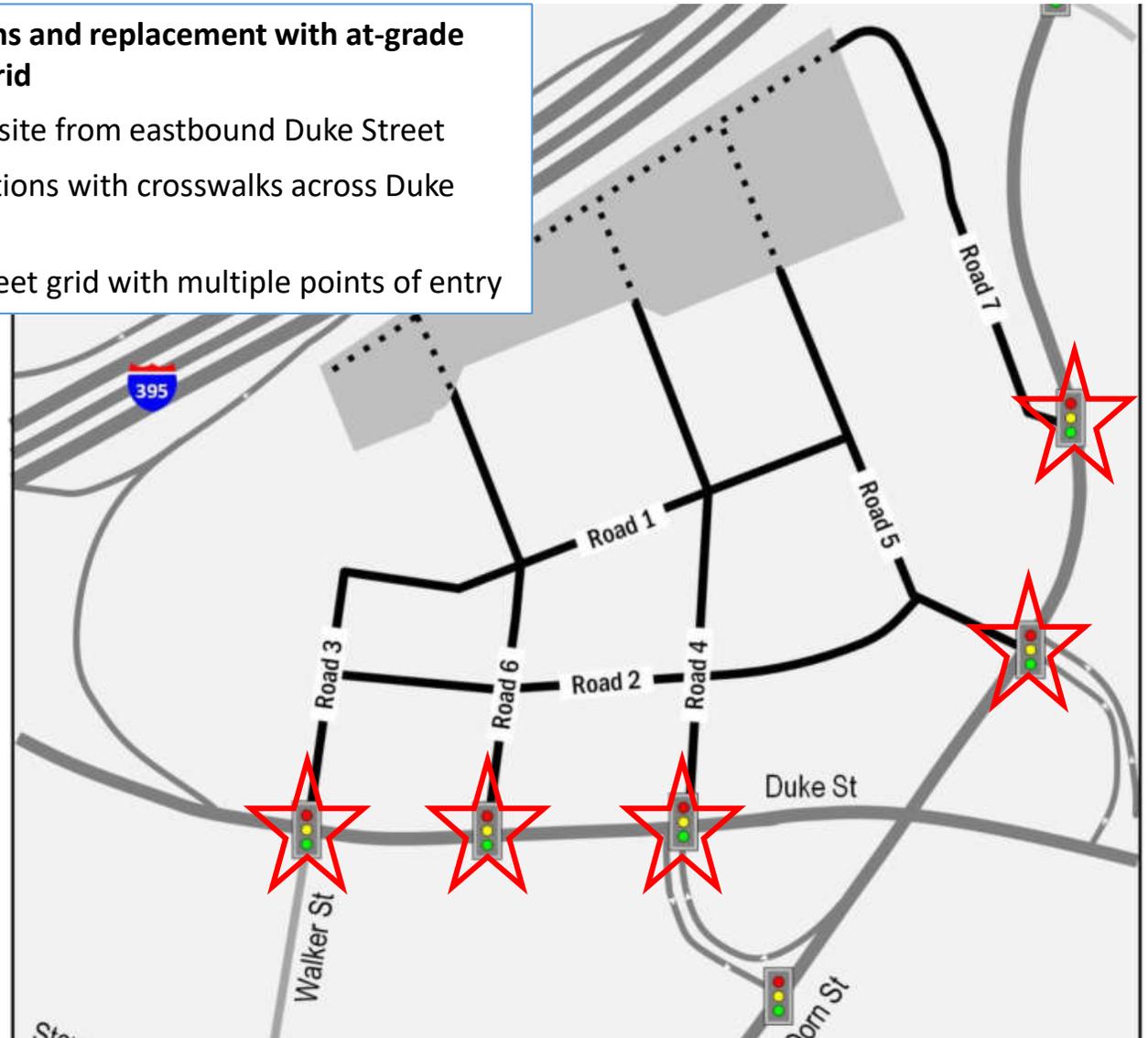


# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Multimodal Transportation: Proposed Infrastructure Elements

**Removal of highway-style connections and replacement with at-grade intersections supporting the street grid**

- ✓ Removal of flyover ramp into the site from eastbound Duke Street
- ✓ Five improved signalized intersections with crosswalks across Duke and Van Dorn Streets
- ✓ Creation of an interconnected street grid with multiple points of entry

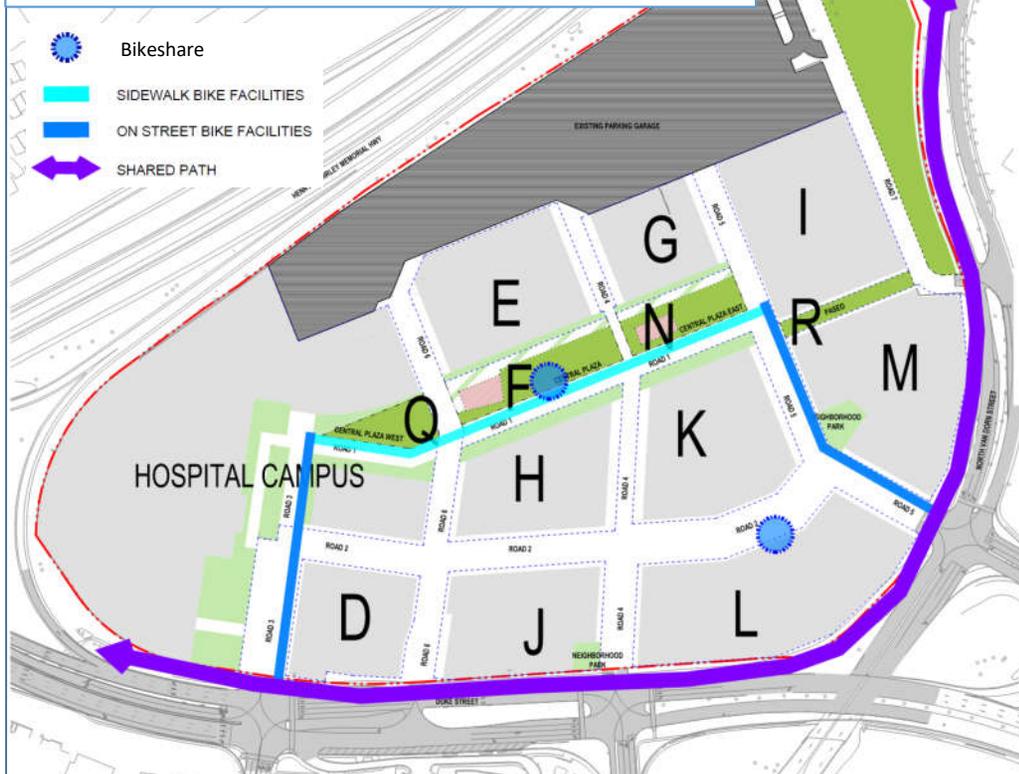


# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Multimodal Transportation: Proposed Infrastructure Elements

### Bicycles

- ✓ Protected 2-way bike lanes at key locations to minimize vehicular conflict
- ✓ 2-way sidewalk level bike lanes at Road 1 adjacent to Central Plaza
- ✓ Bikeshare facilities at two locations for convenience



### On Street, Two-Way Bike Lanes



2<sup>nd</sup> Street SW Cycle Track, Washington, DC (Gorove Slade)

### Sidewalk level 2-way Bike Lanes



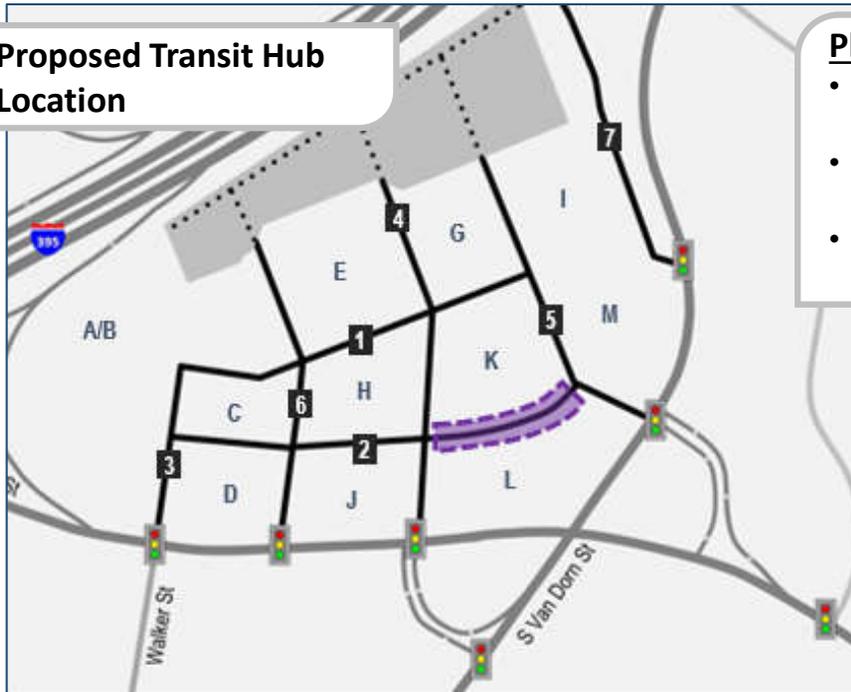
### Bicycle share



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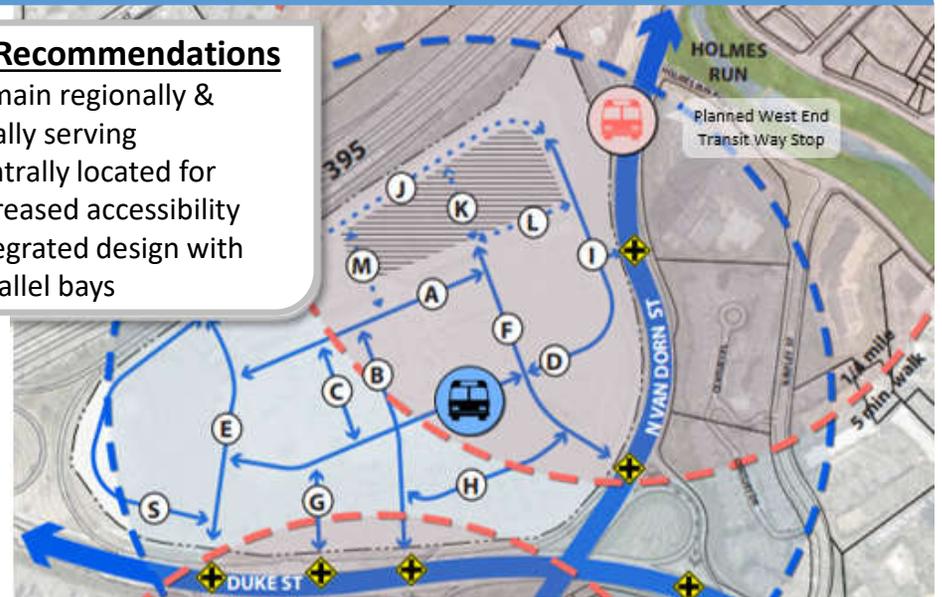
## Transit Hub

### Proposed Transit Hub Location



### Plan Recommendations

- Remain regionally & locally serving
- Centrally located for increased accessibility
- Integrated design with parallel bays



### Transit Hub

- ✓ Transit hub located on Road 2 between Roads 4 and 5
- ✓ Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
- ✓ Three stops on each side, parallel to the street
- ✓ One stop on each side will fit articulated buses

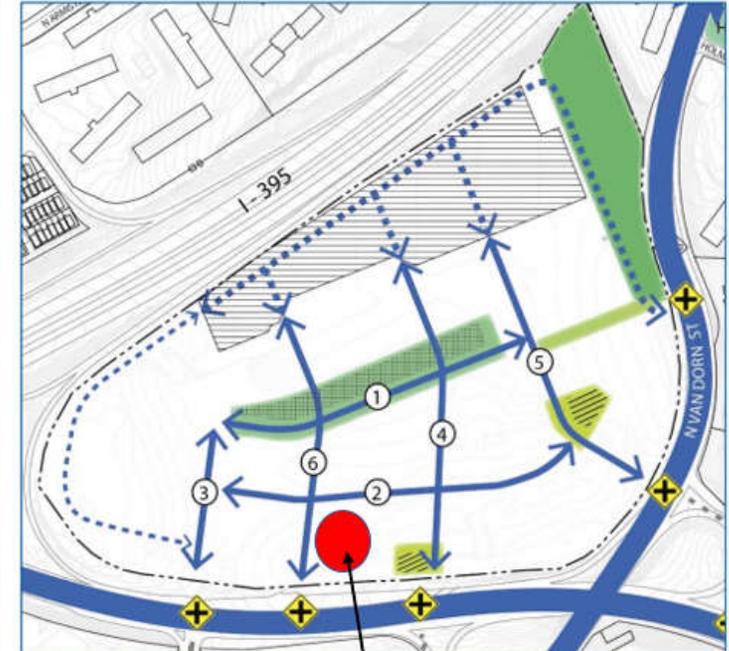


# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Planned Fire Station & Colocation Opportunity with Affordable Housing

### Fire Station

- Relocating Station 208 on Paxton St. to Landmark
- Collocation:
  - Fire station and affordable housing
  - Integrated parking
  - Example: Station at Potomac Yard and stations in the region
- Access:
  - Sited along Duke Street
  - New intersection at Duke Street, between Walker and Van Dorn
  - Priority signalization
- Noise:
  - Building construction



Proposed Fire Station



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Affordable Housing Plan\*



### CDD Approach

- ✓ Proposal to use monetary contributions to create affordable housing *on-site*.

**Affordable Housing Monetary Contribution**  
**≈ \$13.8 million**

**Provision of on-site affordable housing units within project**

**Public Private Partnership to fund and develop a LIHTC project**

### Affordable Rental Units (included in Market Rate Projects)

- ✓ 45 affordable units to be provided as a component of market-rate rental multifamily programming.

### For-Sale Condominium Units

- ✓ Up to 15 condominium units in first condominium building delivered for sale to income-qualified buyers at 110% of developer's pro-rated cost.

\*the Alexandria Housing Affordability Advisory Committee (AHAAC) voted unanimously on May 6<sup>th</sup> to support the proposed Affordable Housing Plan

### Block J Proposal: LIHTC Project & Fire Station Co-Location

- ✓ Approximately 200 affordable rental apartments co-located on block with new fire station
- ✓ Use low-income housing tax credits ("LIHTC") and other secondary public and private sources of funding

### Senior Housing (*Assisted Living / Independent Living*)

If Continuum of Care Facilities are constructed, the programming will include 2% of units at Auxiliary Grant-level or equivalent

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Sustainability: Master Development

### Existing Conditions

- **44.7 acres** of the 51.3-acre site are currently impervious
- **No** existing **Stormwater Management** detention
- **No** existing **Best Management Practices (BMPs)**, meaning the water is not “treated” before leaving the site
- **No** green roofs or green public space and extremely minimal tree canopy and green open space
- **No** green building elements in existing structures





# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Sustainability: Master Development Additional Commitments

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### Additional District Wide Sustainable Commitments

- Entire district will be LEED ND Certified

### Additional Sustainability Efforts (**Blocks Excluding Hospital Campus**)

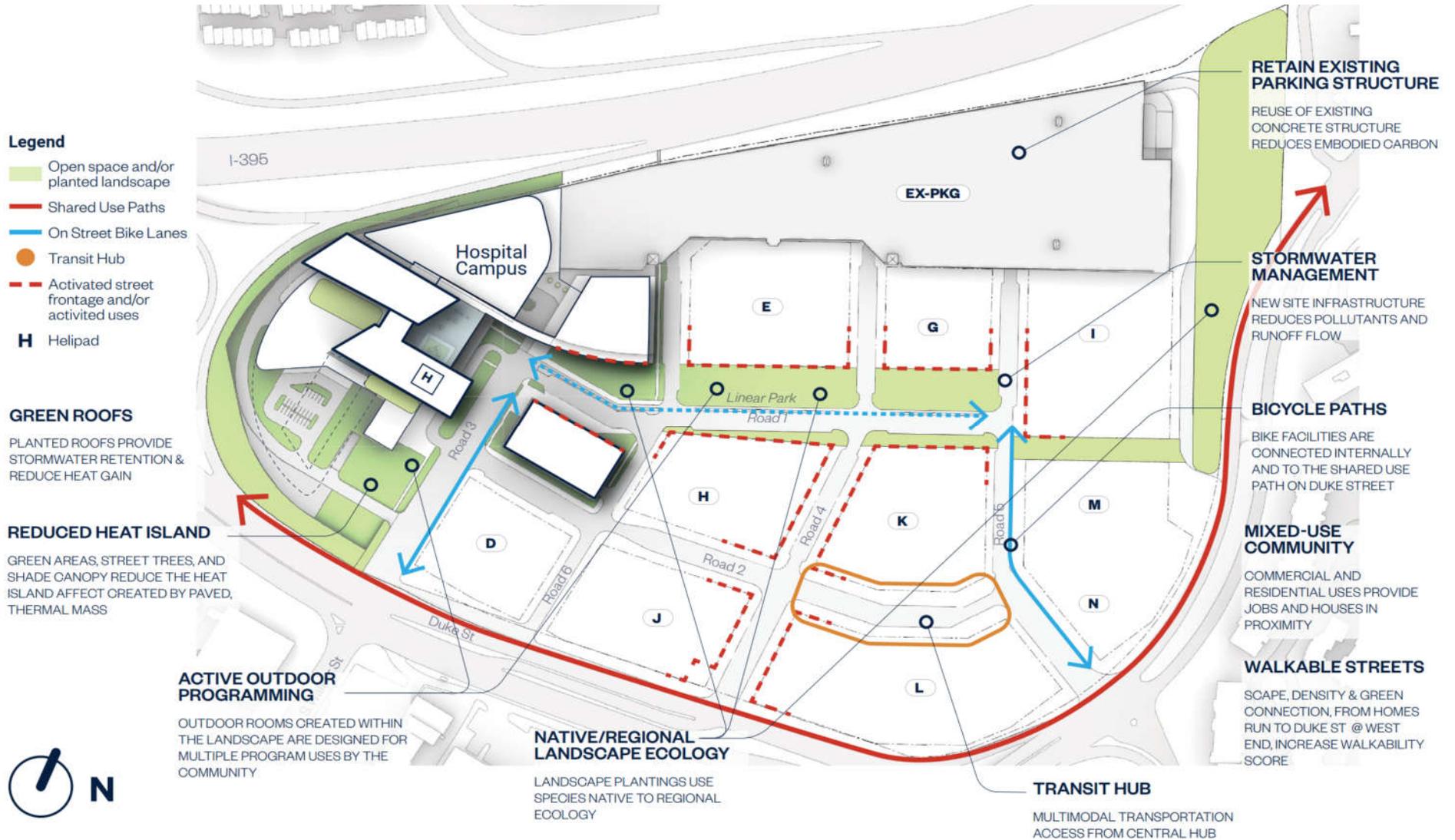
- All new buildings will be designed to be “solar ready” and all roofs built to be “solar ready”
- All new buildings will have high performance facades and efficient indoor systems reducing carbon emissions
- All new buildings will provide a 5% reduction in embodied carbon
- Green roofs equal to at least 30% of roof area of podium level for new multi-family
- Multifamily residential buildings will be limited to electrical service; except: retail, emergency power, and DOAS/amenity
- Provide ~100+ EV charging stations across existing and new parking spaces



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Sustainability: Master Development

### Applicant Proposal: LEED Neighborhood Development (LEED ND)

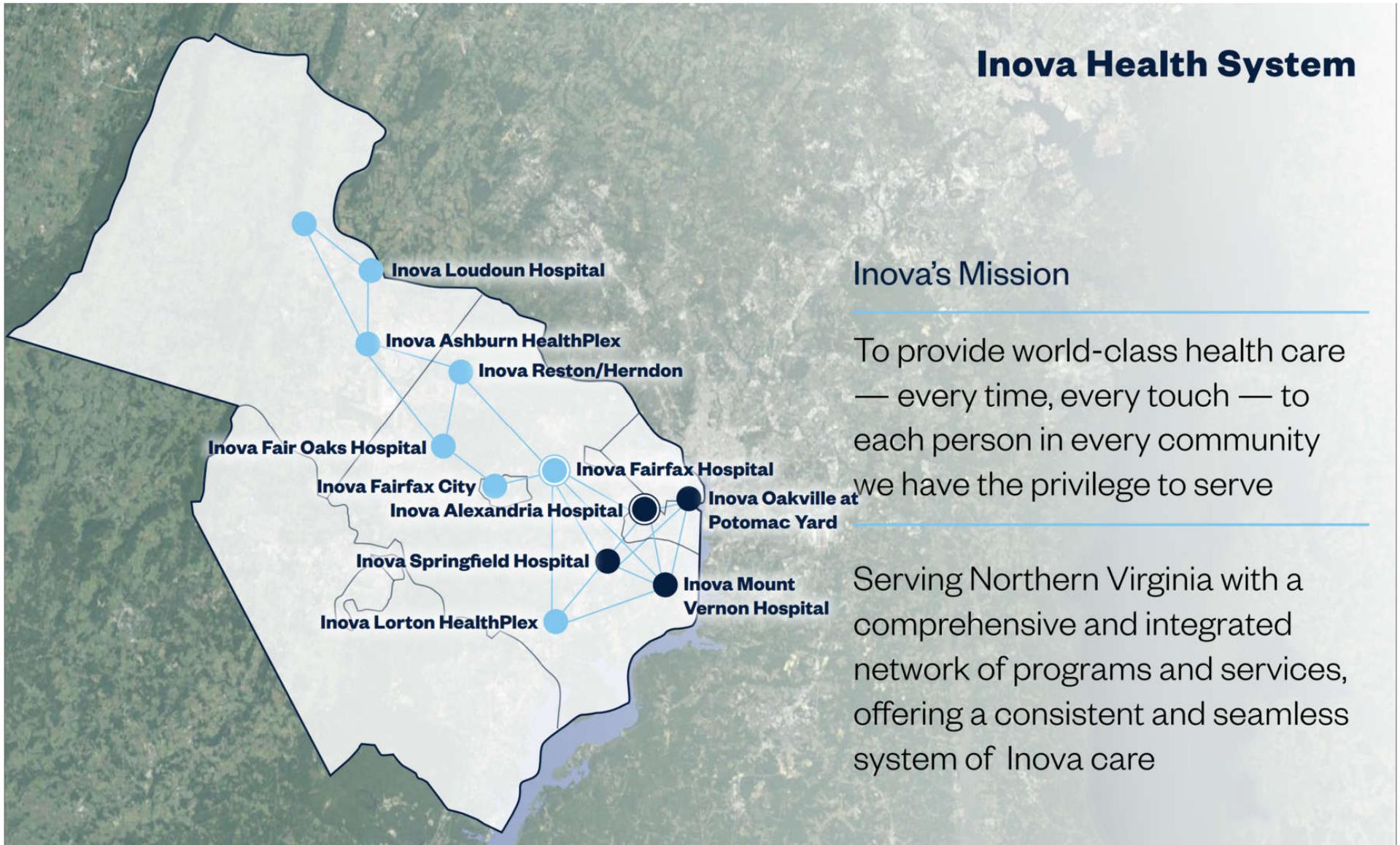




# III. Inova Alexandria Hospital at Landmark

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development

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Inova Alexandria at Landmark

### **Inova's Eastern Region Development Plan**

#### **Inova's Eastern Region Investments:**

- Alexandria Hospital
- Oakville at Potomac Yard
- Mount Vernon Hospital
- Springfield Hospital

#### **OBJECTIVES**

- Serve community's healthcare needs
- Expand services & integrated care network
- Elevate facilities per industry standard with flexibility for decades to come
- Responsibly reinvest Inova's non-profit resources
- Provide welcoming & accessible anchor for the community

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development

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Inova Alexandria at Landmark

### **Serving the Community: A New Alexandria Hospital Complex**

- Patient-centered clinical programs and facilities
- ~ 230-Bed Hospital with all private rooms
- Larger Emergency room
- Level II Trauma service
  - 24- hour specialty services for brain injuries, complex fractures, etc.
  - One of only three in NOVA
- Advanced services for obstetrics, heart & vascular, neurosciences
- Full service cancer center, including radiation & infusion
- Medical Office Building: Specialty physicians able to easily see inpatients

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development

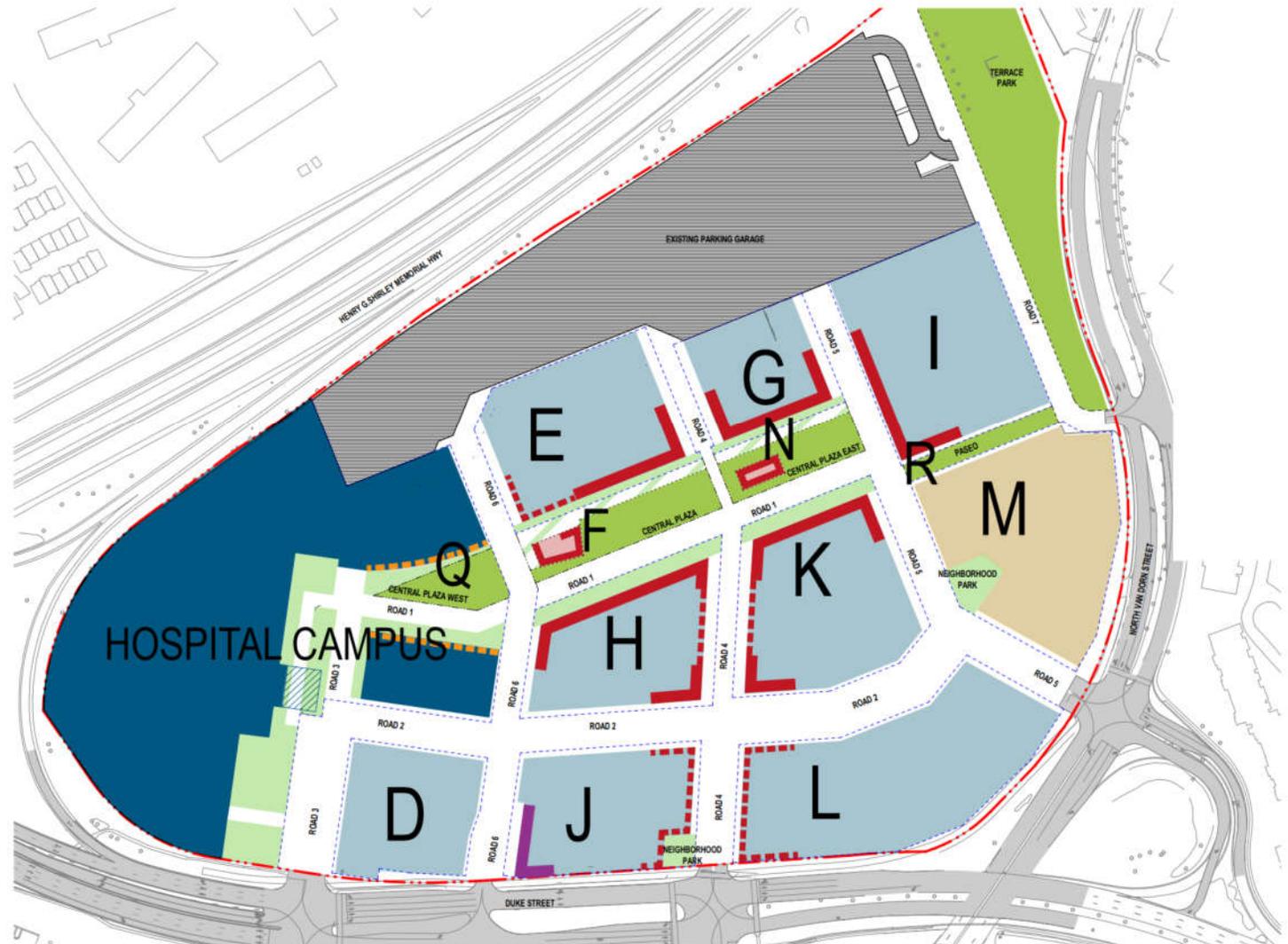
### Inova Alexandria at Landmark

## Conceptual Master Plan

The Inova campus will reside at the west end of the overall masterplan and will be the anchor to the new Landmark mixed-use development.

#### Legend

-  Primary Active Retail Street Frontages
-  Secondary active street frontages
-  Ground Floor Activated Use
-  Potential Transit Hub Location
-  Potential Community Facility Location
-  Potential Retail / Programmed Open Space
-  Approx. extents of existing above grade parking garage
-  Residential
-  Hospital / Medical Care Facility
-  Mix Use (Residential/Retail)
-  Mix Use (Fire Station / Retail / Residential)



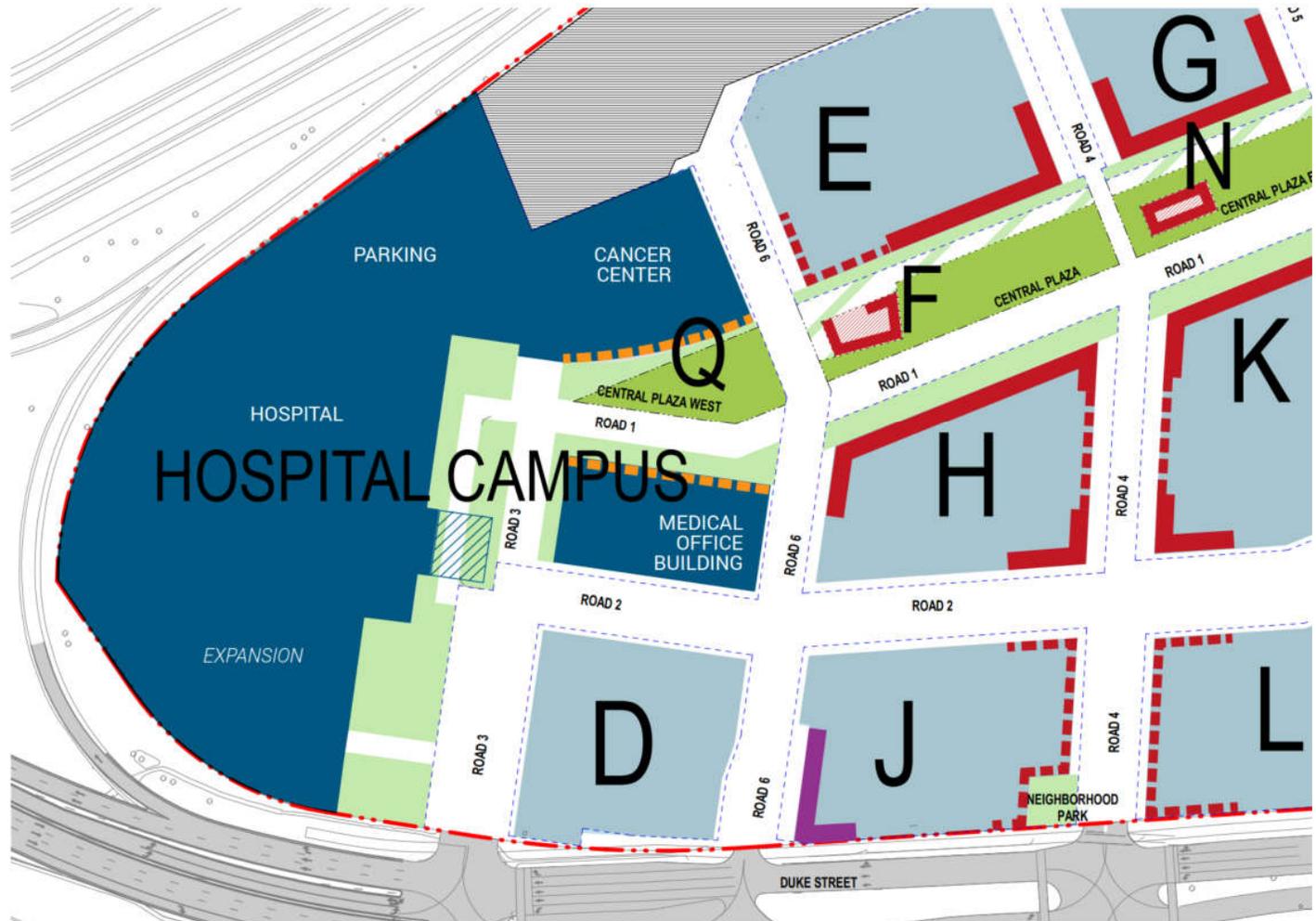
# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development

### Inova Alexandria at Landmark Inova blocks within Masterplan

Inova facilities will span across the Hospital Campus. Major program locations have been determined by long range strategic planning goals.

Campus Buildings	GSF
Hospital	675,000
Cancer Center	130,000
MOB	110,000
Sub-total	915,000
<b>Phase I</b>	<b>915,000</b>
Expansion	185,000
<b>Future Phase</b>	<b>1,100,000</b>

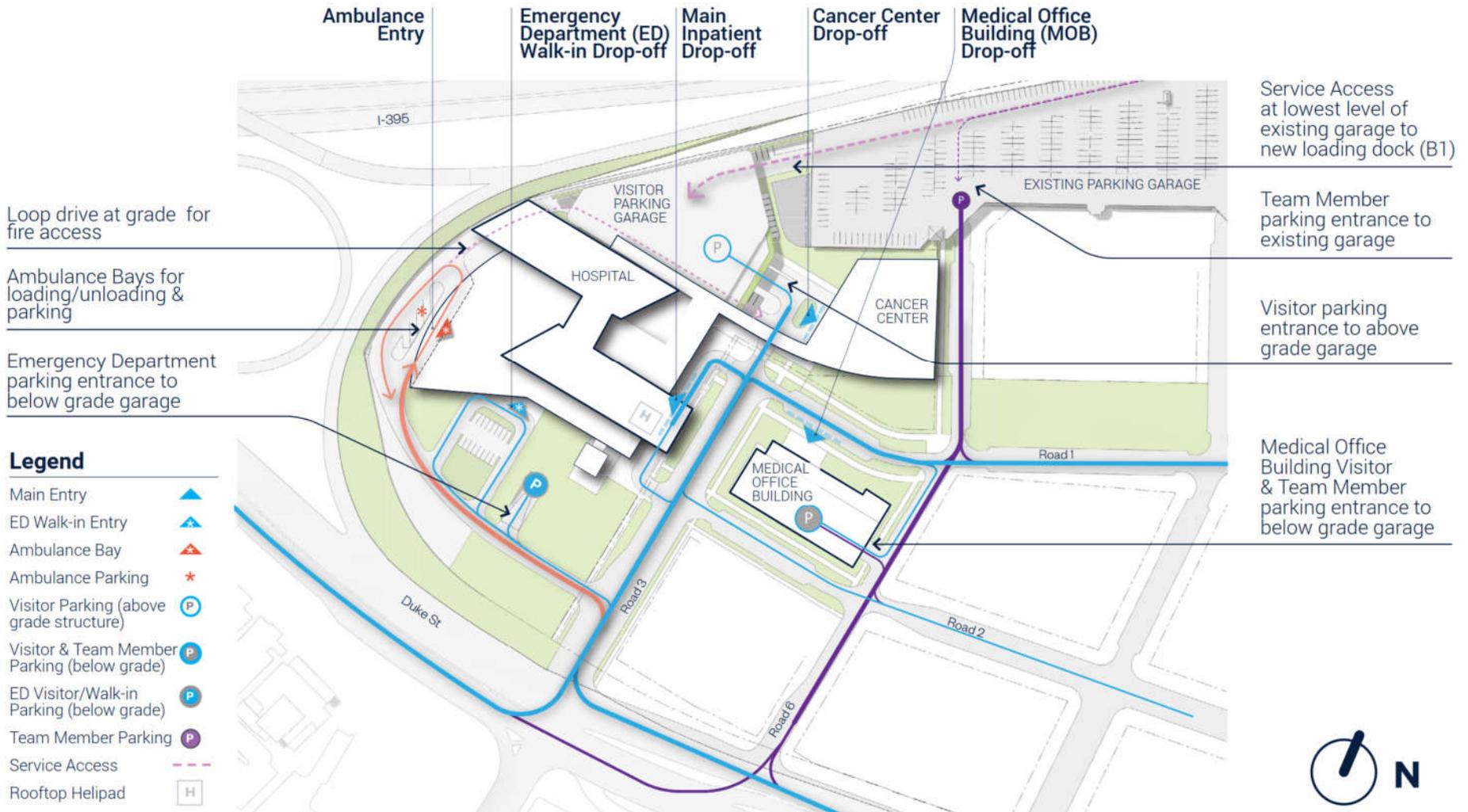


# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development

### Inova Alexandria at Landmark

## Hospital Campus Site Access



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development

### Inova Alexandria at Landmark **Concept Plan** Phase I

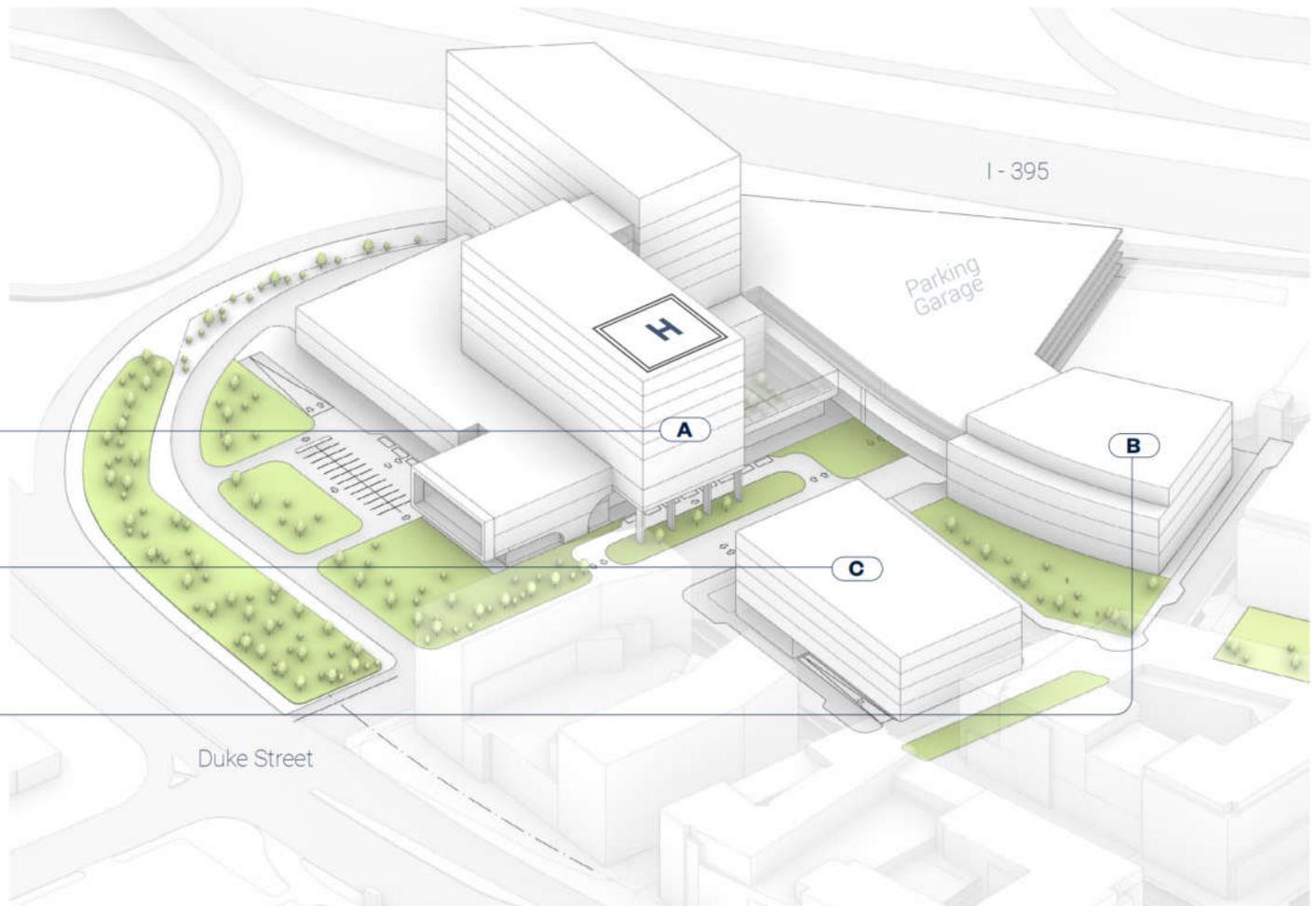
The Inova complex will act as an institutional anchor, activating the streets, engaging the community and bringing a civic identity to the Landmark neighborhood.

The main plaza culminates in the Hospital campus "Commons", an urban gathering space for the Inova and landmark community.

**Inpatient Hospital**

**Medical Office Building**

**Cancer Center**



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Hospital Campus Development

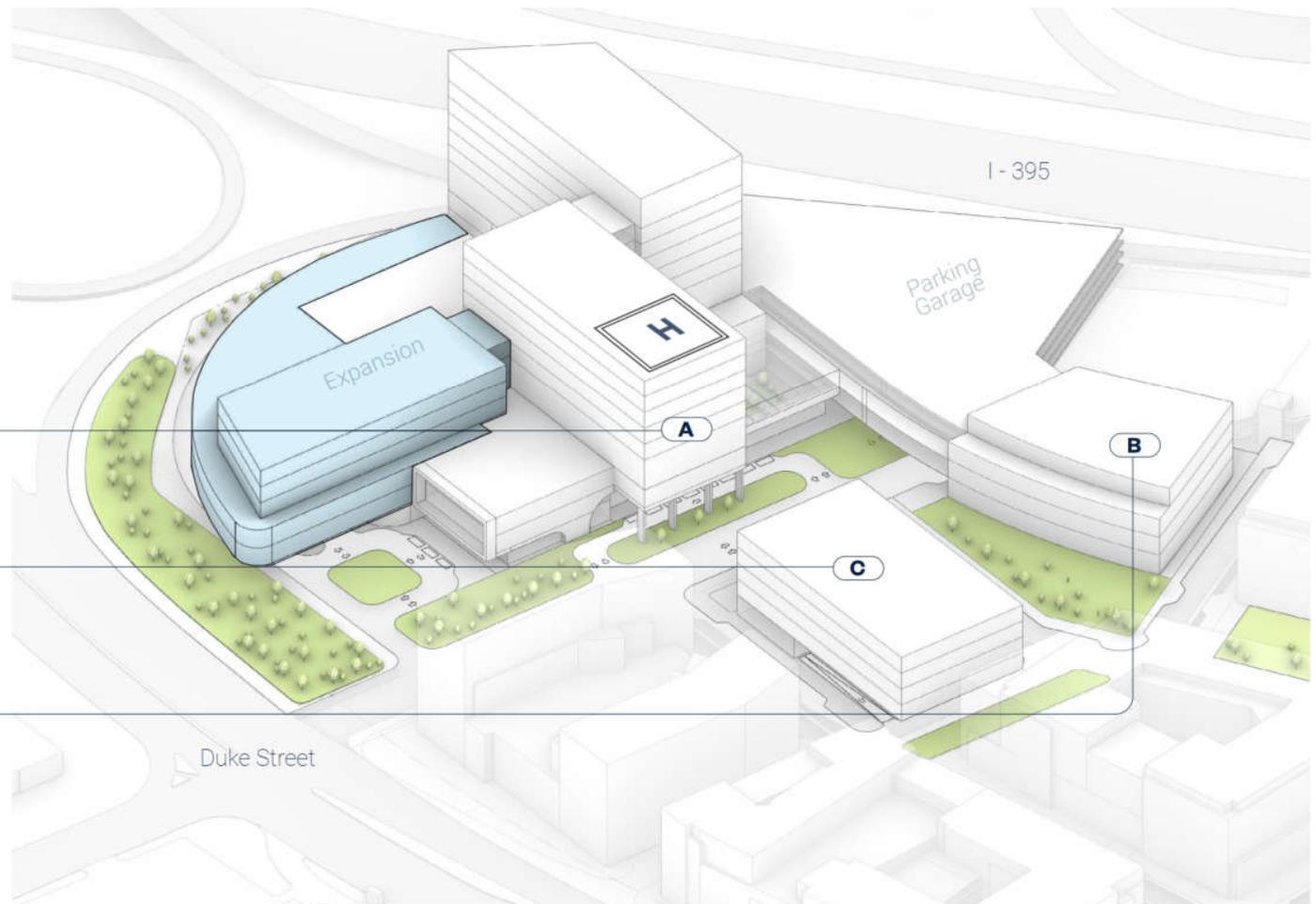
### Inova Alexandria at Landmark **Concept Plan** Future Phase

The hospital is organized to enable future expansion for emergency, procedure platform, inpatient units, parking and mechanical space, with minimal disruption to ongoing operations and patient care.

**Inpatient Hospital**

**Medical Office Building**

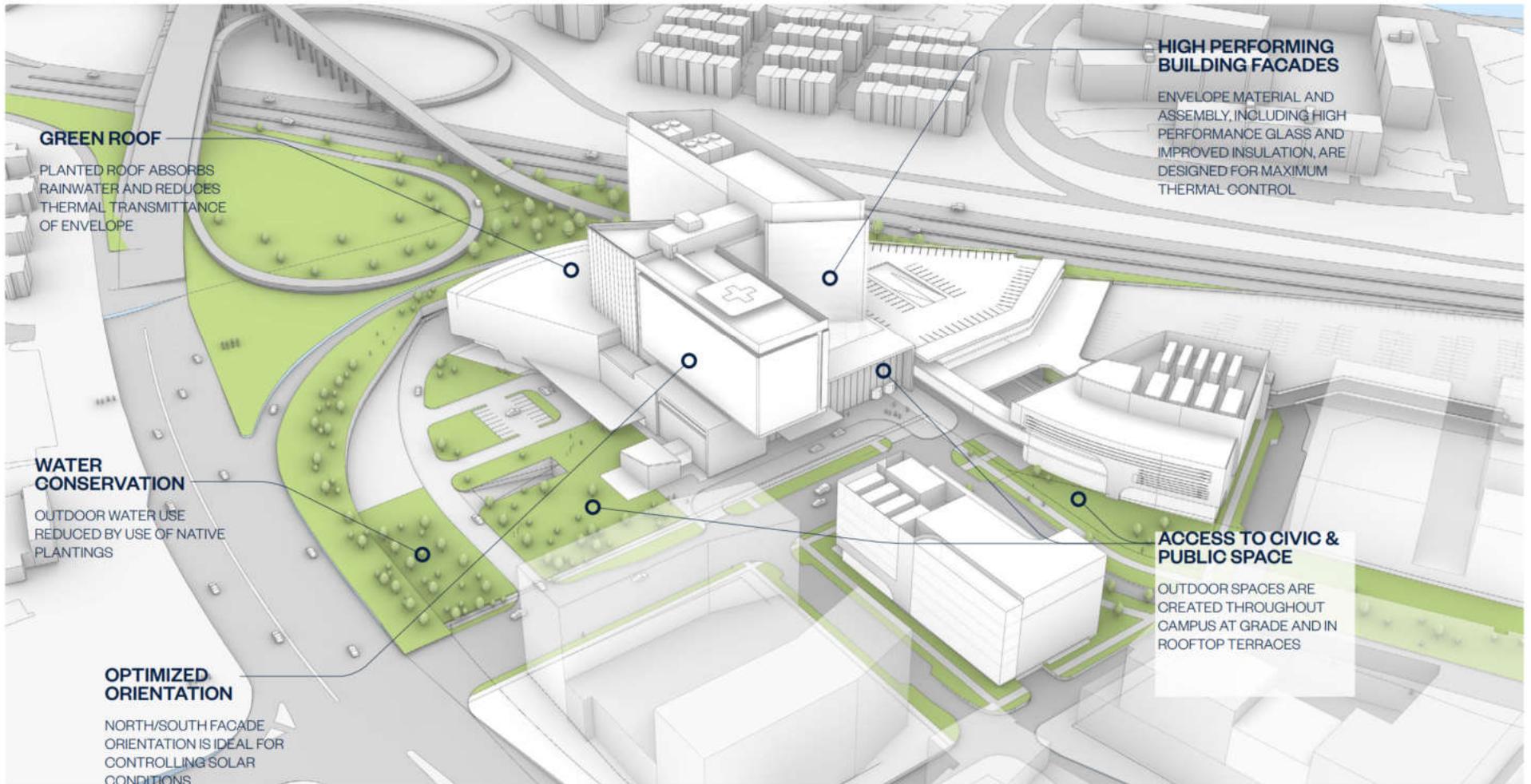
**Cancer Center**



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Sustainability: Hospital Campus

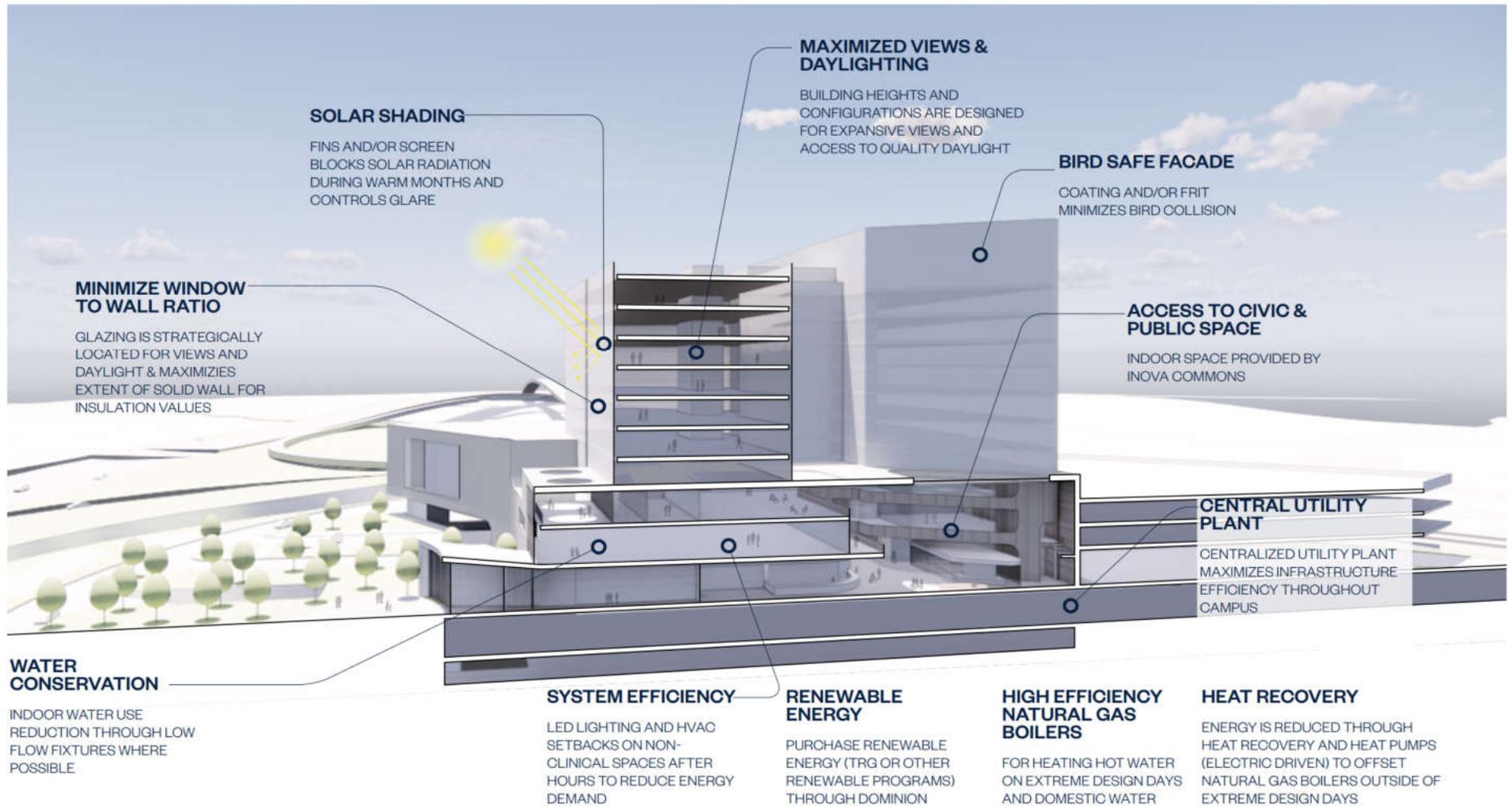
### Inova Alexandria at Landmark Sustainability Initiatives



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Sustainability: Hospital Campus

### Inova Alexandria at Landmark Sustainability Initiatives



# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Sustainability: Hospital Campus

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Inova Alexandria at Landmark

**Leveraging a Partnership with Dominion Power**



**Dominion Renewable Energy Goals**  
**Carbon Free Grid**

**75% by 2035**  
**100% by 2045**

**Inova will be investing in green infrastructure through  
Dominion's Renewable Energy Program.**

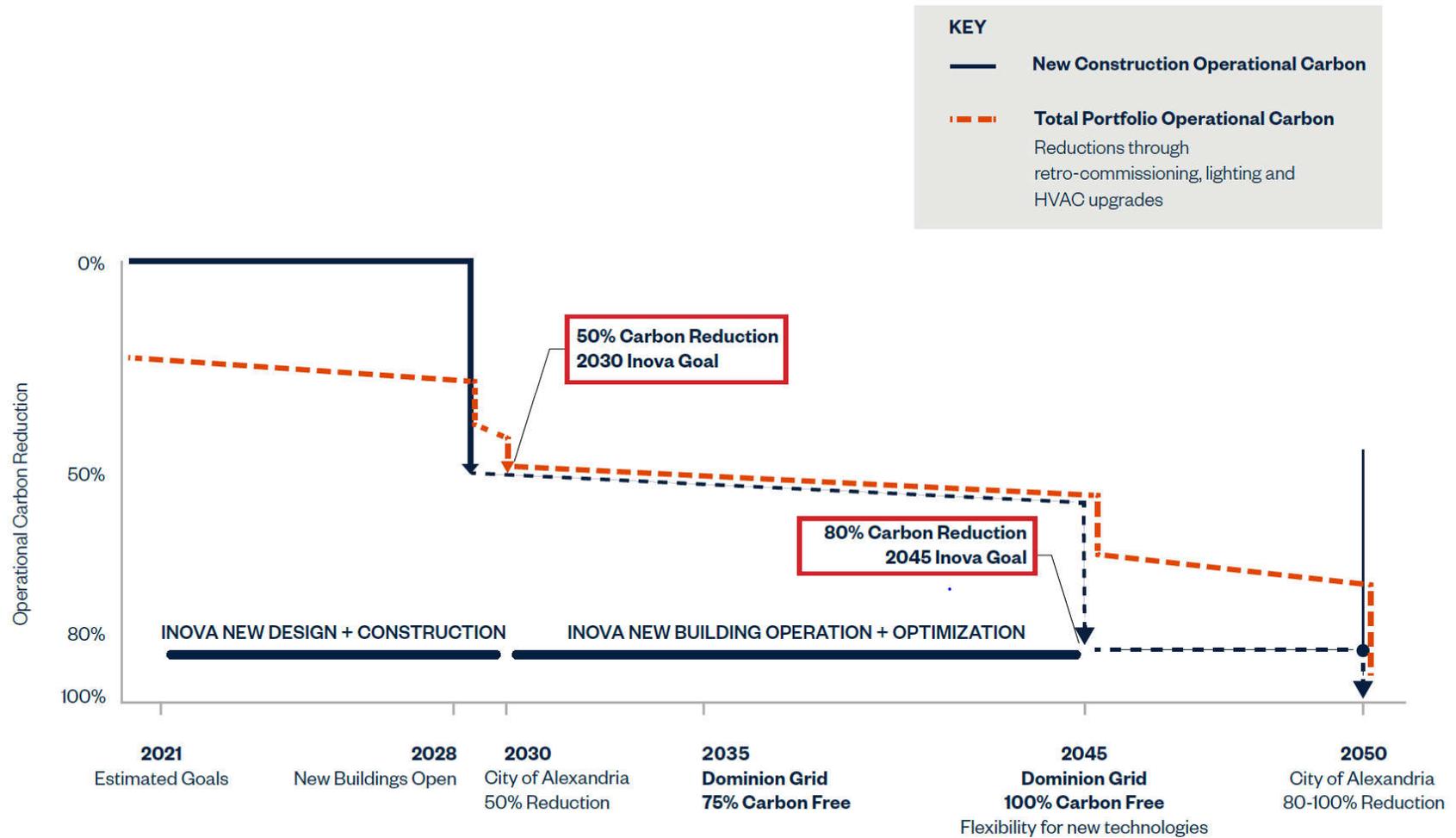
Washington Post, March 6, 2020

"The Virginia Clean Economy Act requires the state's biggest utilities to deliver electricity from 100 percent renewable sources by 2045... 'This is a true turning point in the climate fight here in Virginia, as we take our place among the top states in the nation working to cut emissions and move away from dirty fossil fuels,' Michael Town, executive director of the Virginia League of Conservation Voters, said in a statement."

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Sustainability: Hospital Campus

### Inova Alexandria at Landmark Path to Reduce Carbon



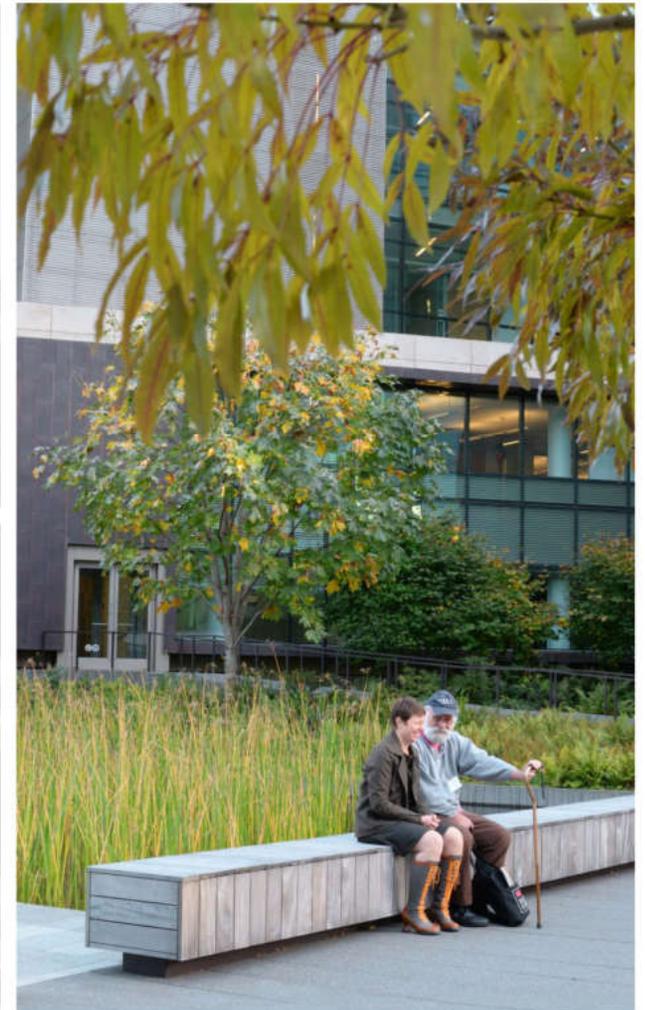
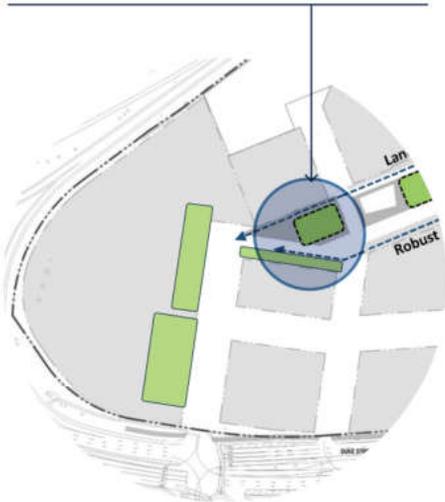
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## Open Space: Hospital Campus

Inova Alexandria at Landmark

### **Landscape** Open Space Character Images

Passive Garden



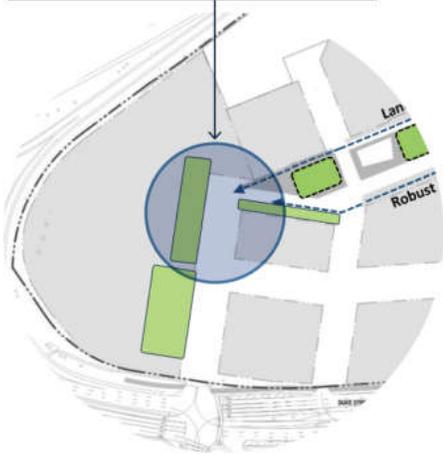
# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Open Space: Hospital Campus

Inova Alexandria at Landmark

### Landscape Open Space Character Images

Campus Commons &  
Urban Plaza



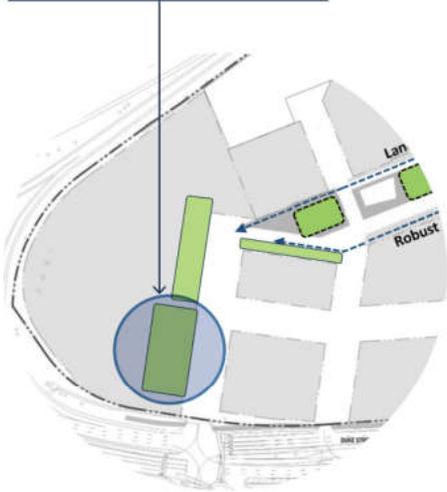
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## Open Space: Hospital Campus

Inova Alexandria at Landmark

### Landscape Open Space Character Images

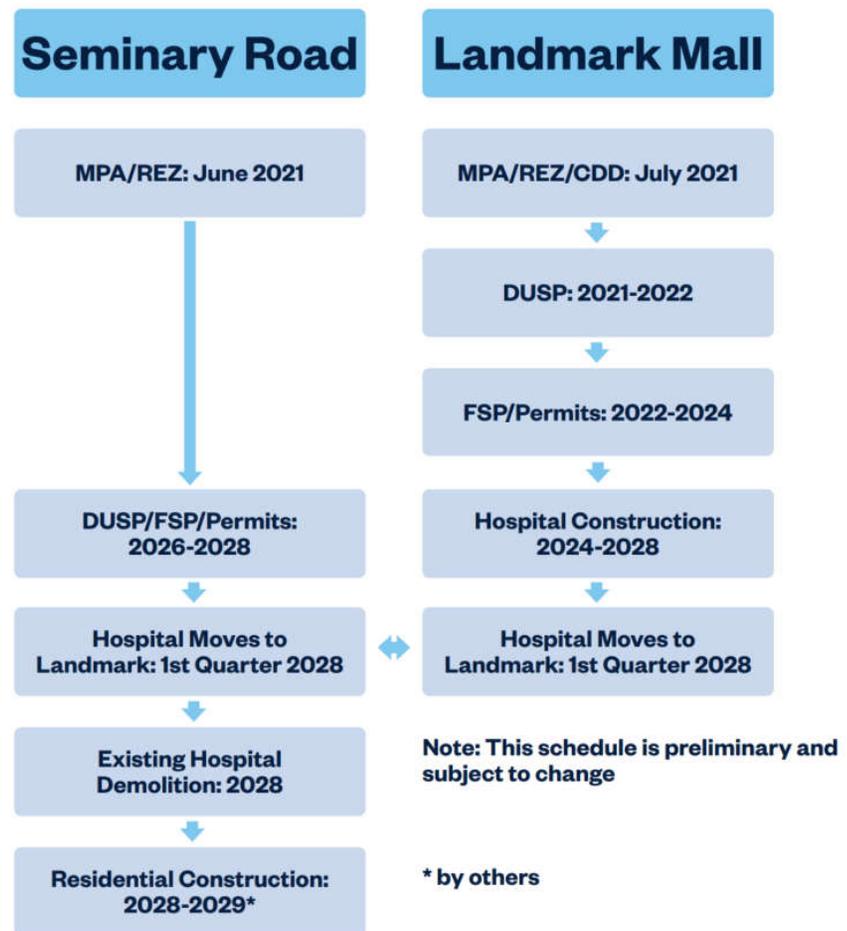
Community Green

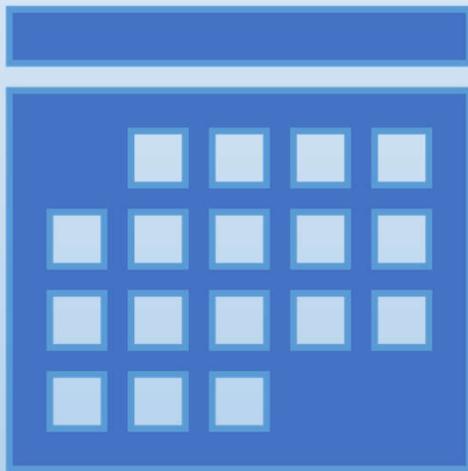


# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Development Timeline: Hospital Campus

Inova Alexandria at Landmark  
**Process** Overall Inova Schedule



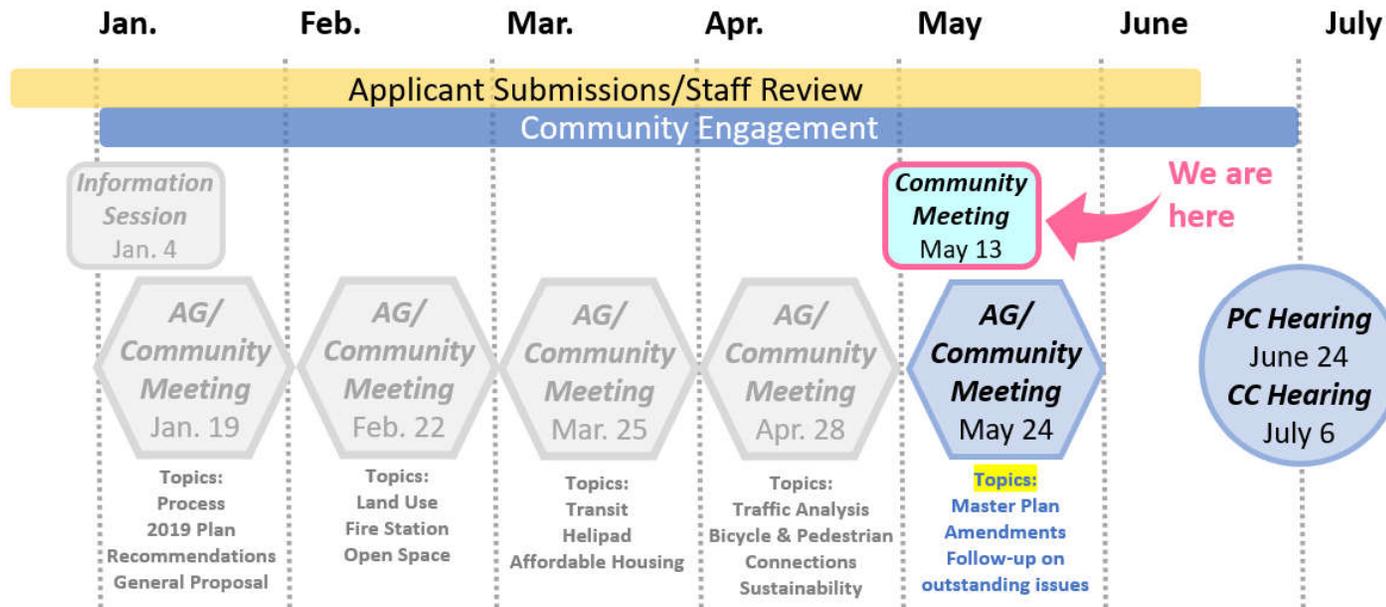


## IV. NEXT STEPS

# COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

## Landmark Mall Entitlement Process

### Landmark MPA/CDD/Rezoning Schedule



AG = Eisenhower West/Landmark Van Dorn Advisory Group  
 CC = City Council  
 PC = Planning Commission

# QUESTION & ANSWER